

MIDWEST-TIREMAN NEIGHBORHOOD FRAMEWORK

**PUBLIC MEETING #4:
NEIGHBORHOOD FRAMEWORK EXPO**

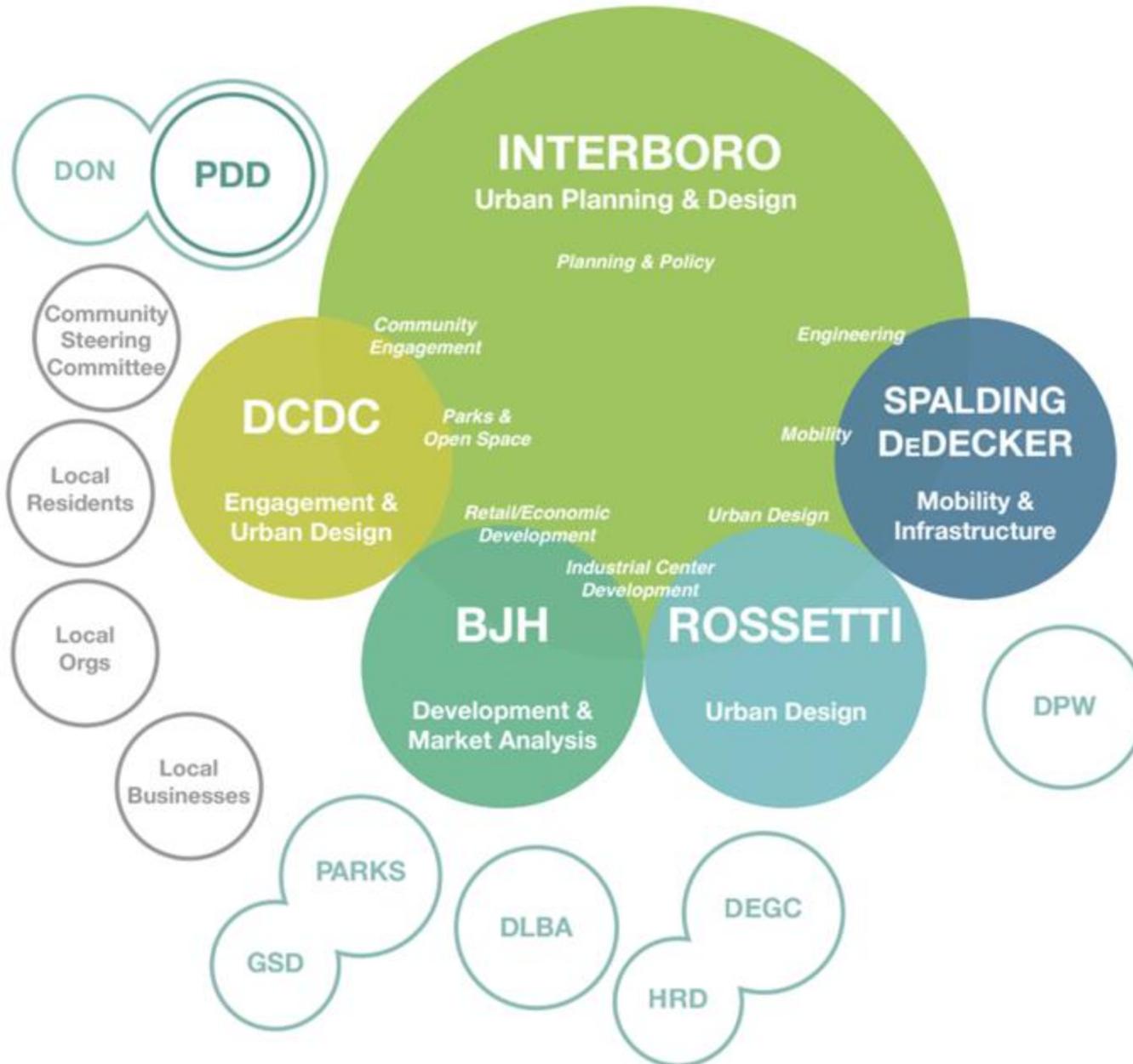
**Prepared for the CITY OF DETROIT PLANNING & DEVELOPMENT DEPARTMENT
By INTERBORO PARTNERS**

**With the DETROIT COLLABORATIVE DESIGN CENTER, ROSSETTI,
SPALDING DEDECKER ASSOCIATES, and BJH ADVISORS**

Equity Alliance, Oct. 20th, 2023



Our Team



Acknowledgements

THANK YOU TO ...

Tonight's attendees!

The participants at previous events!

Our guests for the resource expo!

The Steering Committee!

Equity Alliance!



Agenda

- **INTRODUCTION**
- **FRAMEWORK**
 - Framework Plan
 - Framework “Hubs”
 - Resiliency Hub
 - Learning & Healing Hub
 - Food Hub
 - R&R (Recreation & Restoration) Hub
 - Other Recommendations
- **CLOSING REMARKS & DISCUSSION**



INTRODUCTION



What Is a Framework?

A **FRAMEWORK** is a process that helps us ...

- **IMAGINE** what a healthy and beautiful neighborhood needs
- **DISCUSS** what matters to residents and community members
- **PLAN** how to make improvements happen in the future
- **PRIORITIZE** what should be done with the resources that are available.

A **SUCCESSFUL** framework is built upon engagement. It should ...

- **LISTEN** to resident and community needs
- **BUILD** on the great things that are already happening now
- **CREATE A SHARED VISION** for the future that brings together residents, businesses, developers, and City government.
- **ACT AS A TOOL** for residents and community groups to advocate for the changes they want to see.



Timeline: Previous Meetings



The previous 3 meetings—as well as the series of smaller focus group sessions—were focused on listening to your input; and on learning your **GOALS, PRIORITIES, AND VISIONS** for the future of the neighborhood.



Where We Left Off ...

In these previous engagement sessions, the discussions were organized around **FIVE (5) PLANNING THEMES.**

Let's recap:



Housing & Neighborhoods

Connect Residents to Resources



Support Home Rephabs

Activate Vacant Residential Lots

Multifamily Homes Here?

Multifamily Homes Here?



Business & Retail



Activate Here?

Support Existing Businesses!

Activate Here?

Activate Here?

Connect To JLG!

Activate Here?

Activate Here?

MIDWEST-TIREMAN Neighborhood Framework



Streets & Mobility



Safe Crossings!

Chicago



Connect To JLG!

Neighborhood Slow Streets!

Tireman

Livernois

Grand Blvd

Warren

McGraw

Improve Warren Streetscape!



Parks & Open Space



Activate
Vacant Lots!

Plan Vacant
School Sites!

Plant More
Street Trees!

Plan Vacant
School Sites!



Industrial Development



Truck Paths!

Keep Industrial Sites Clean!

Plan Epworth Corridor!

Green Buffers on Industrial Edges!

Chicago

Livernois

Joy

Tireman

Livernois

Warren

Grand Blvd

McGraw

Timeline: Public Meeting #4



At tonight's meeting, we're going to share how we've **SYNTHESIZED** these inputs into **ONE COHESIVE FRAMEWORK**, and our goal is to gain your feedback.



FRAMEWORK



City-Wide Neighborhood Frameworks



Midwest Tireman Neighborhood Planning Area

MIDWEST
TIREMAN



Context and Connectivity

RUSSELL WOOD
NARDIN PARK

CHICAGO

WESTFIELD

JOY

TIREMAN

DEARBORN

WARREN

CLAYTOWN

CHADSEY-
CONDON

NEW CENTER

GRAND RIVER
I-96

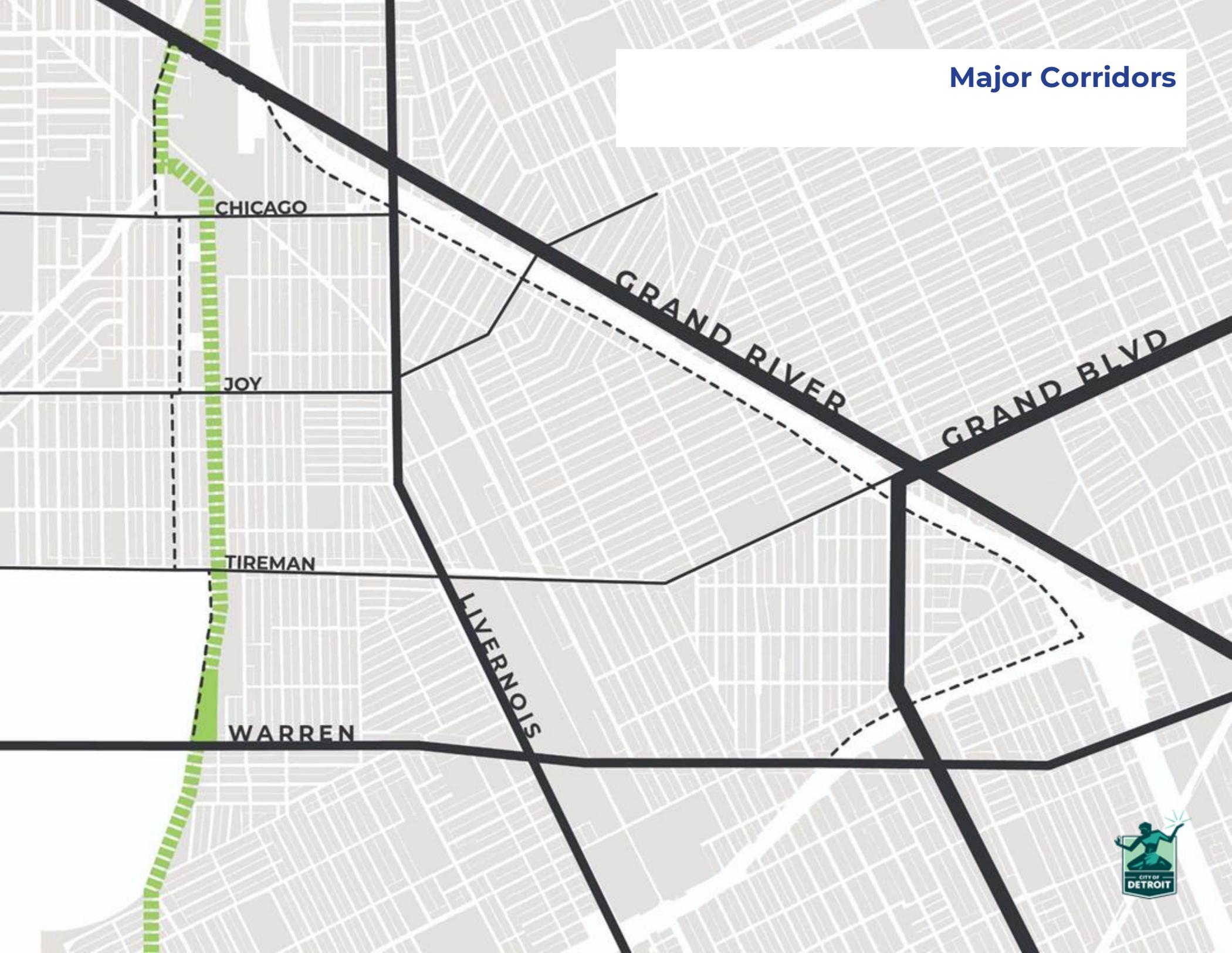
I-94

GRAND BLVD

LIVERNOIS



Major Corridors



CHICAGO

JOY

TIREMAN

WARREN

GRAND RIVER

GRAND BLVD

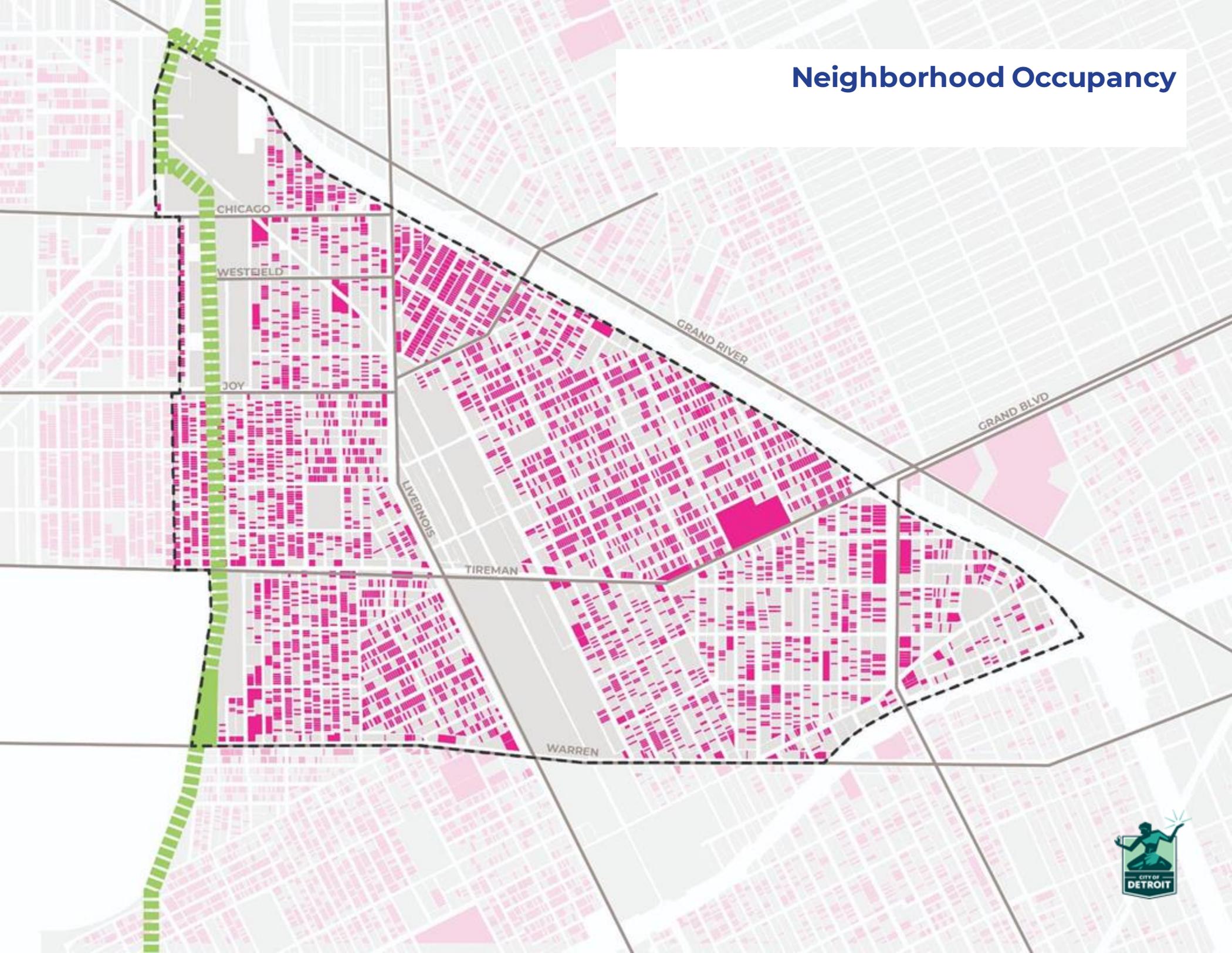
LIVERNOIS



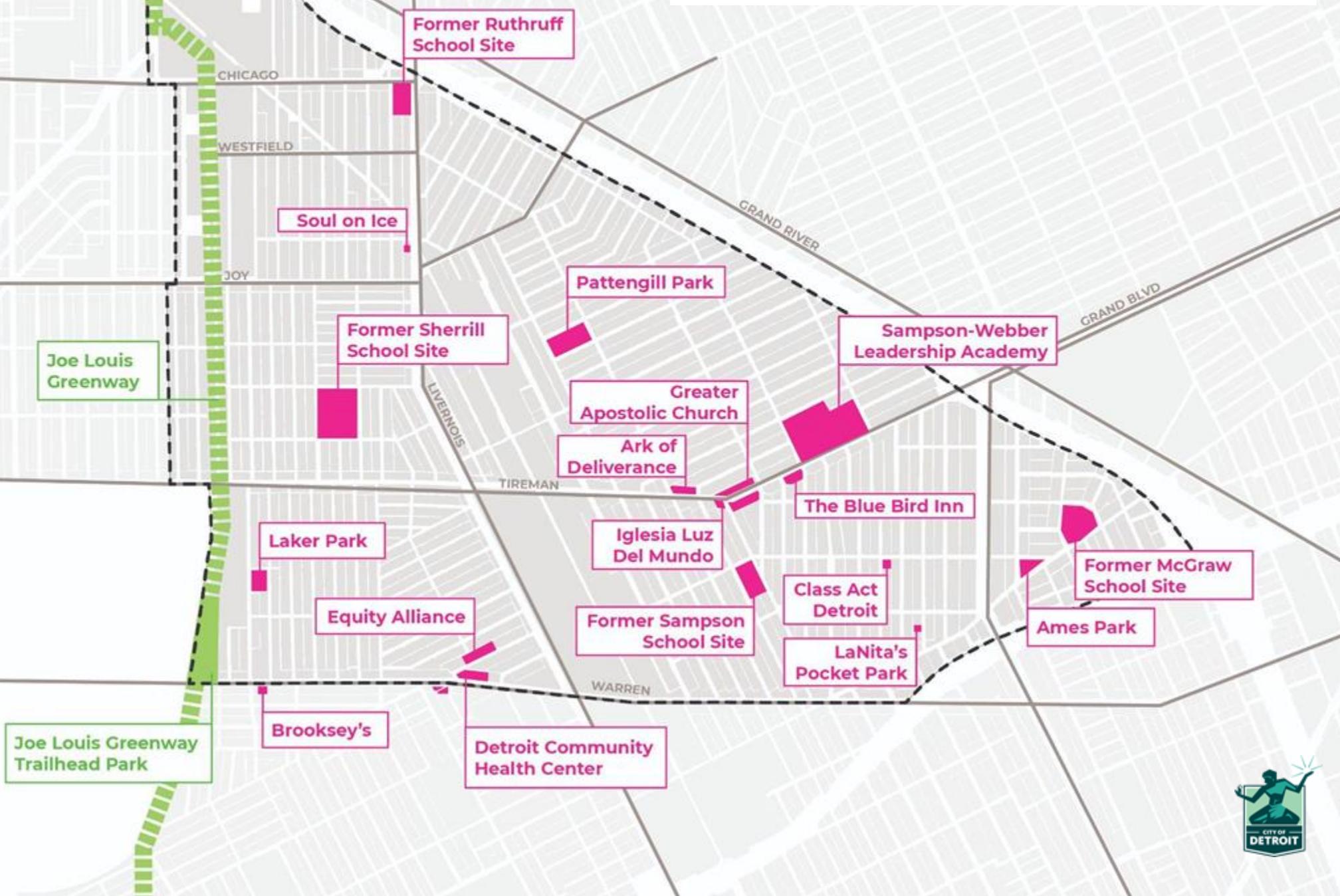
Neighborhood Occupancy



Neighborhood Occupancy



Businesses, Institutions, Community Spaces, History





Former Ruthruff School



Sampson-Webber Academy

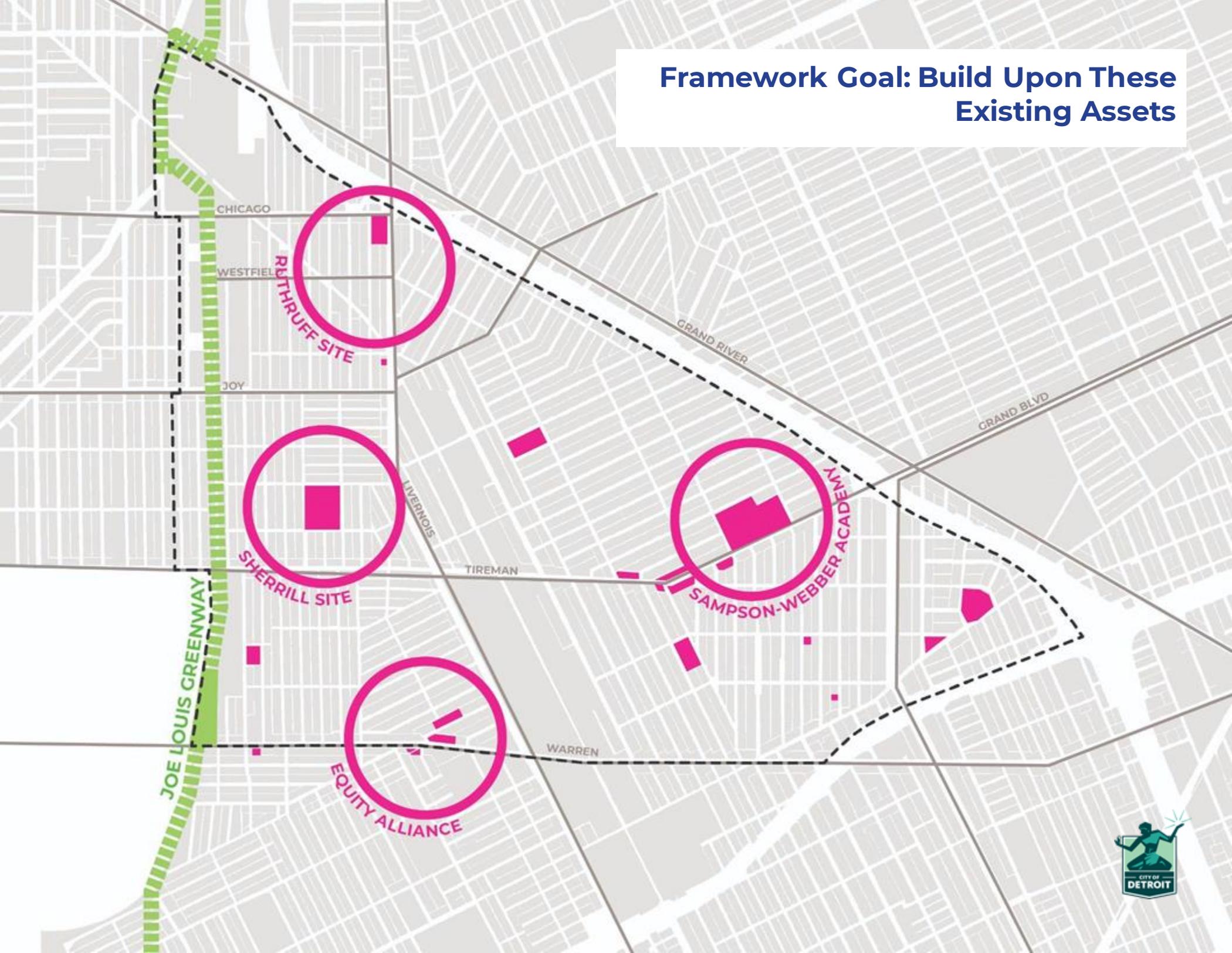


Equity Alliance



The Blue Bird Inn

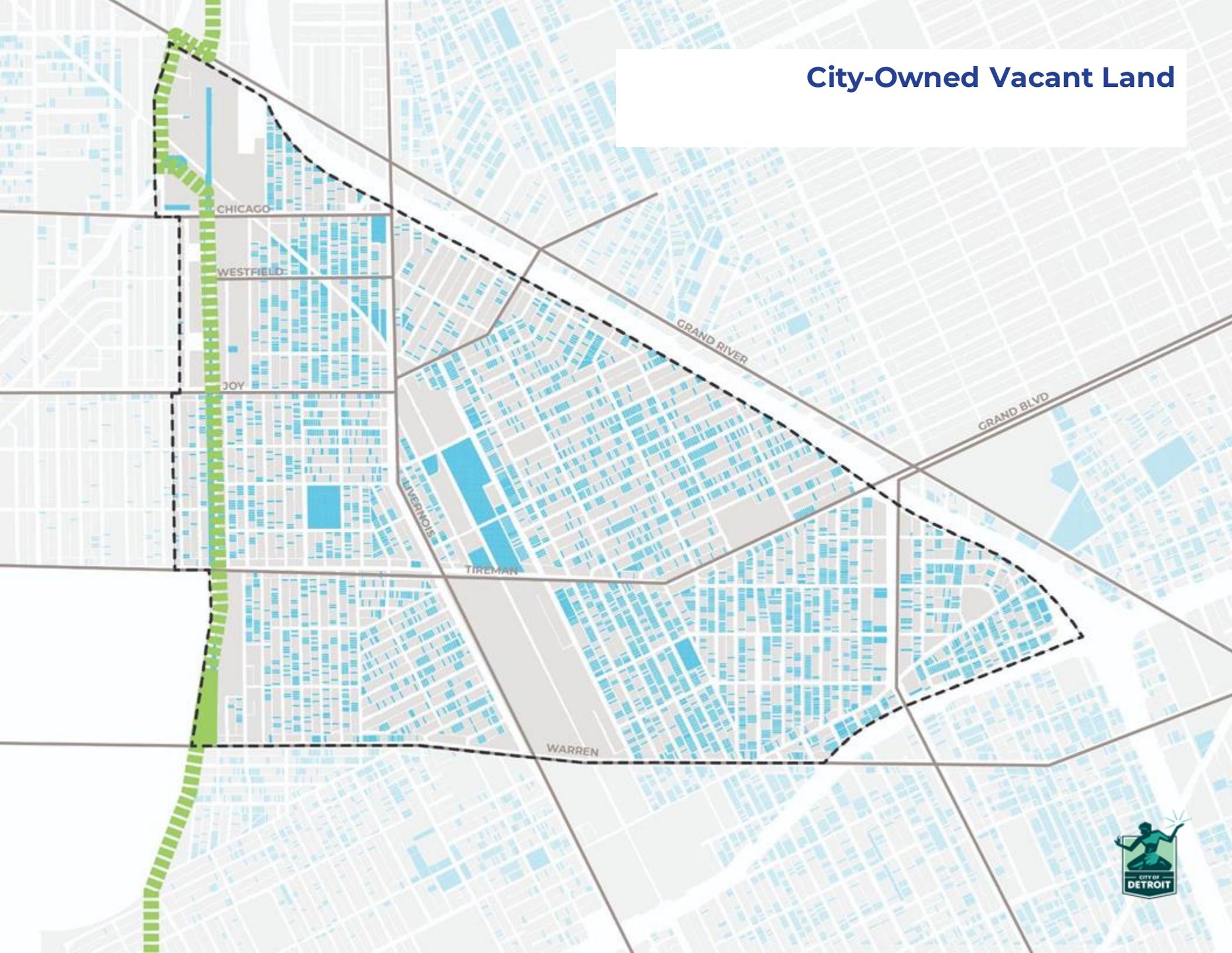
Framework Goal: Build Upon These Existing Assets



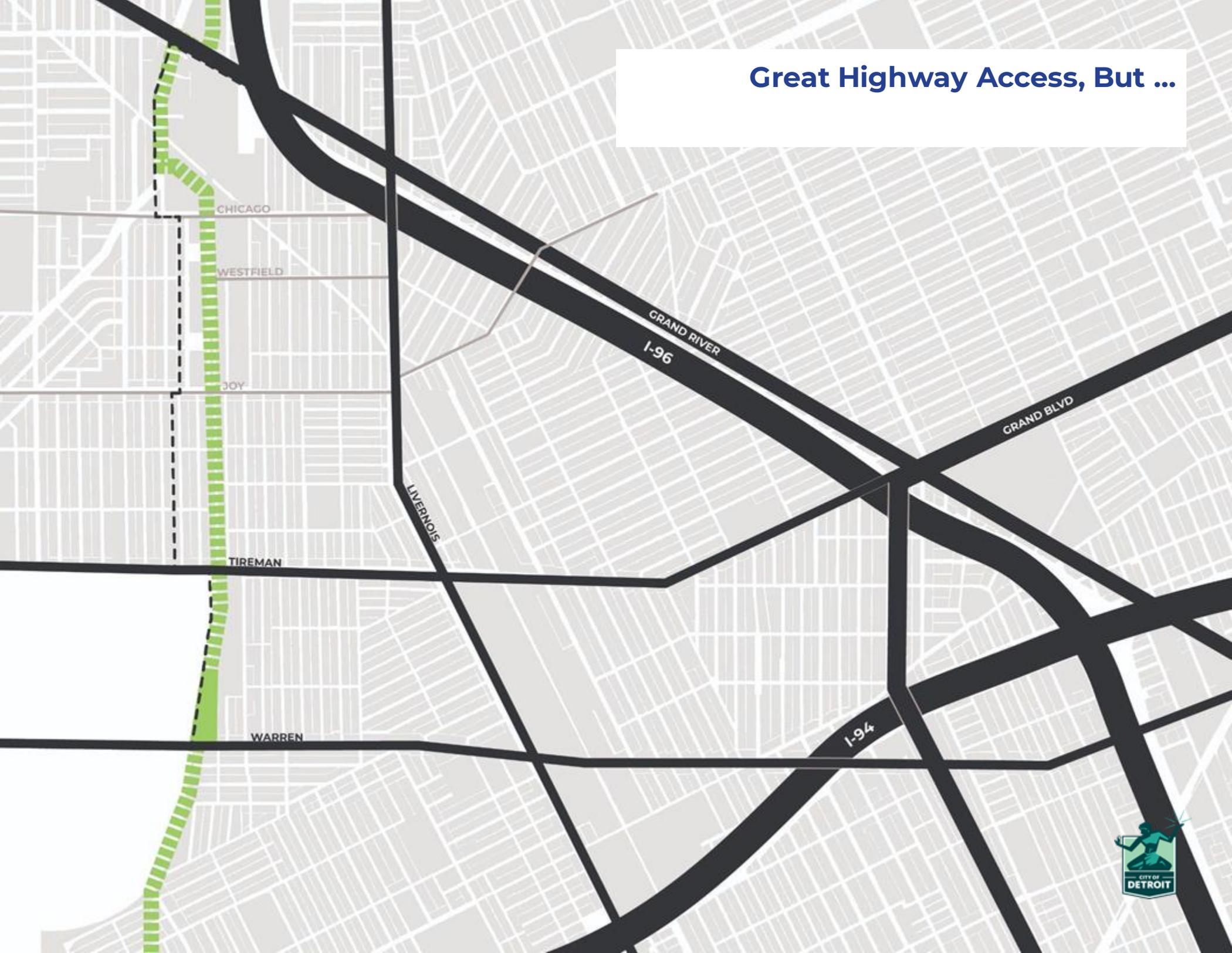
Framework Goal: Build Upon These Existing Assets



City-Owned Vacant Land

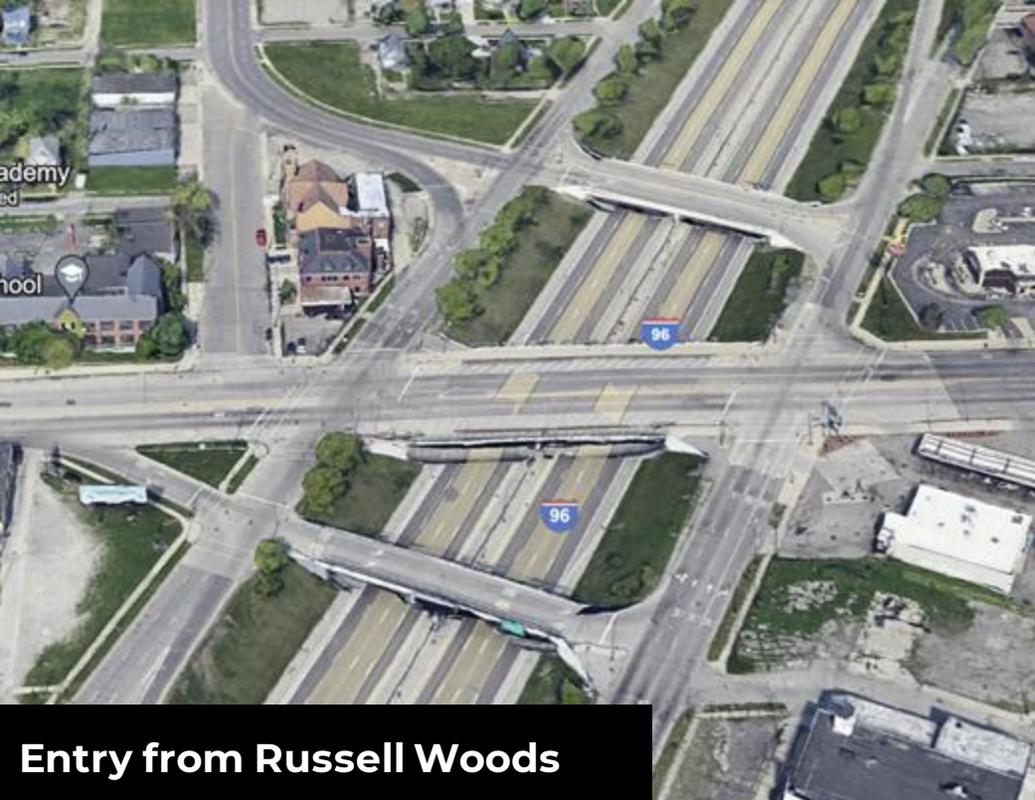


Great Highway Access, But ...

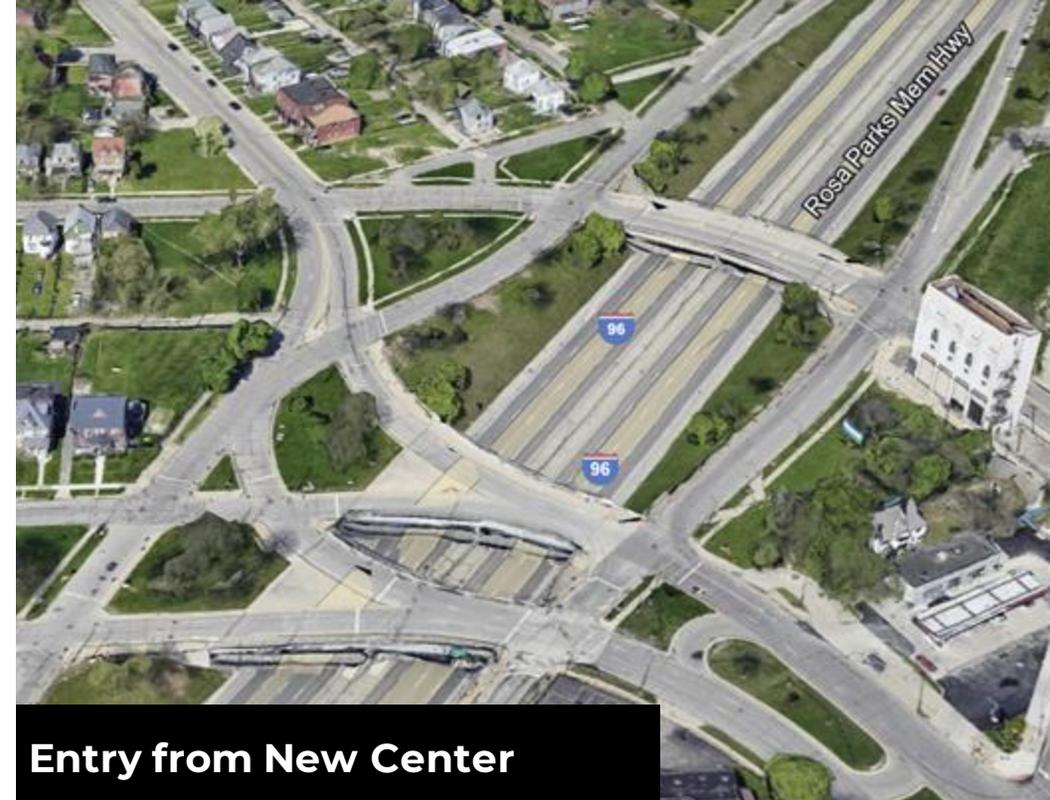


The Highways Are Also Barriers





Entry from Russell Woods



Entry from New Center



Entry from Claytown



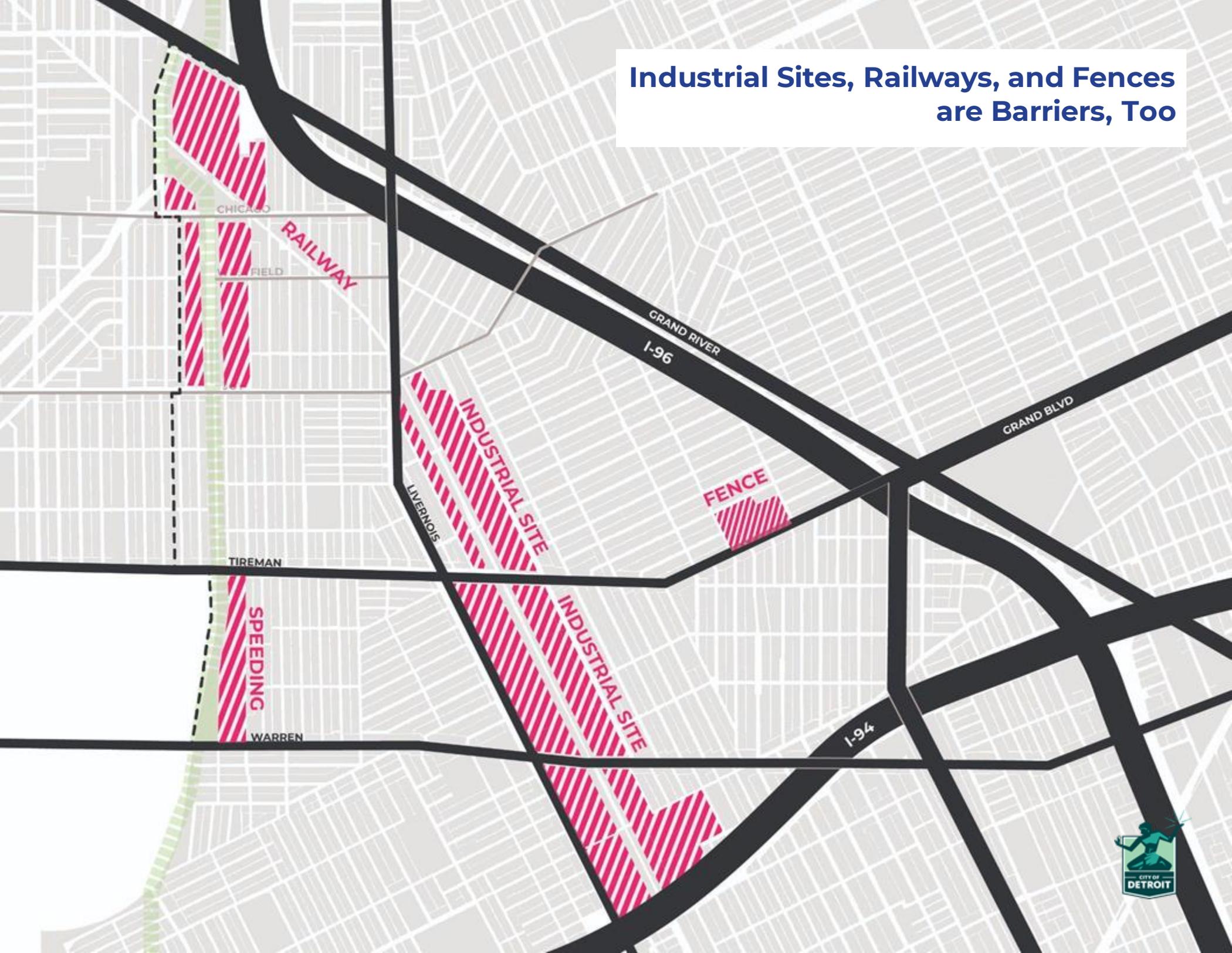
Entry from Dearborn

Hmm, which way to Tireman?
And how do I cross?

W Grand Blvd



Industrial Sites, Railways, and Fences are Barriers, Too



OUR GUIDING PRINCIPLES: **THE FRAMEWORK SHOULD ...**

BUILD ON WHAT'S ALREADY THERE...

- Start with—and build on—existing community investments

SYNTHESIZE STAKEHOLDER FEEDBACK

- Creatively transform feedback into the building blocks of the plan

BE RESOURCEFUL...

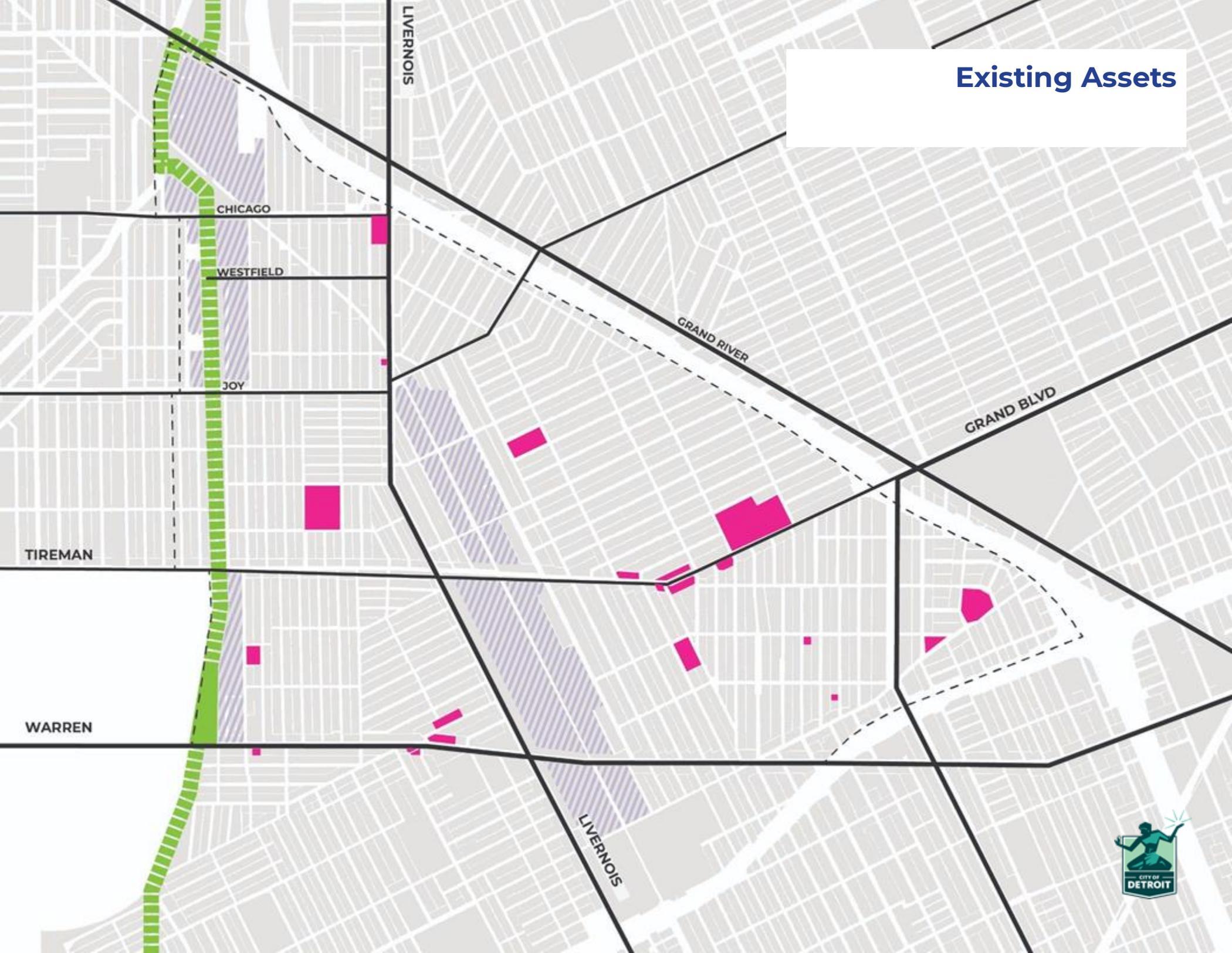
- Look for opportunities and solutions that address more than one issue or need.

BE STRATEGIC!

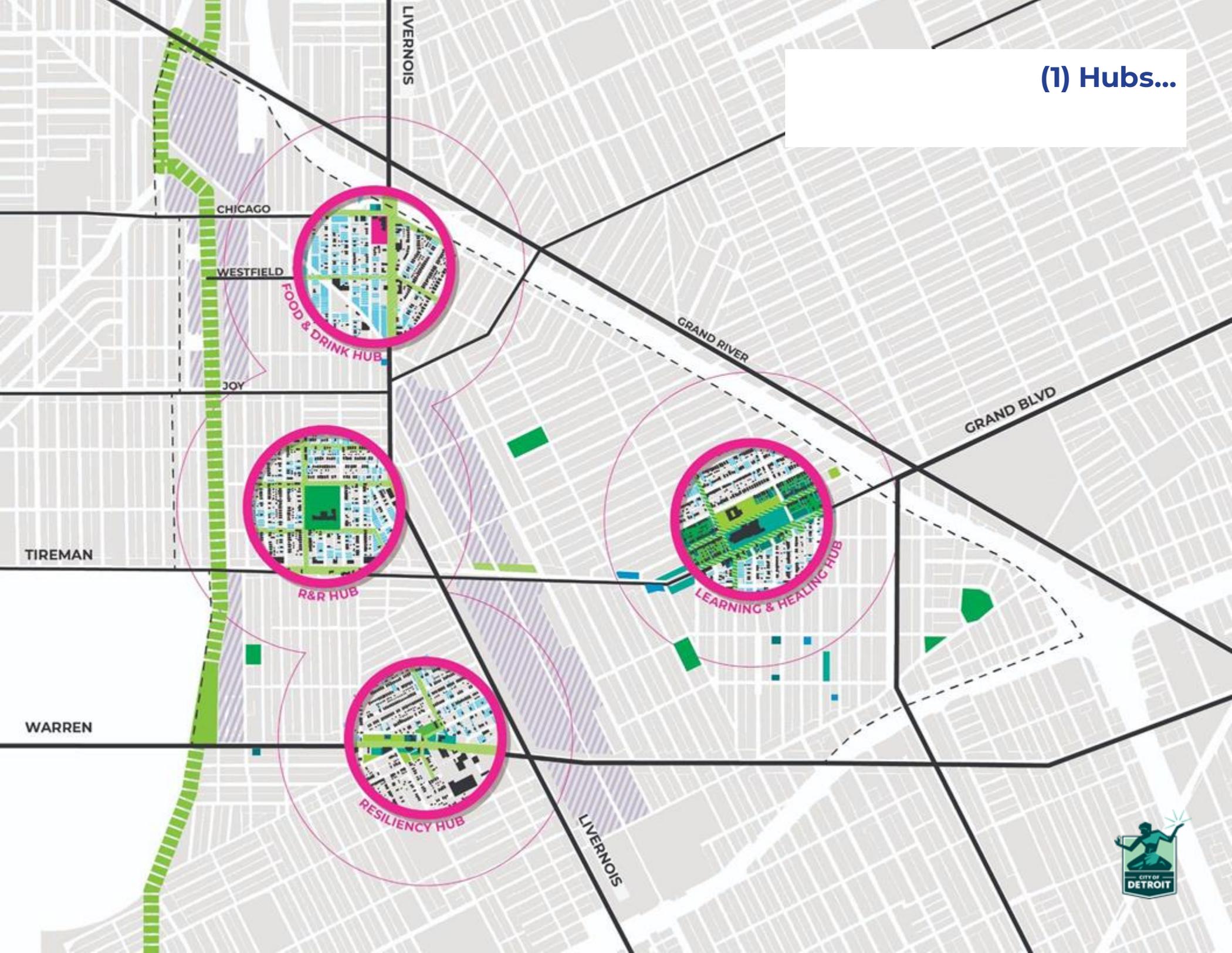
- Being strategic means developing a innovative, longer-term vision that can be started with practical, implementable projects to make an immediate impact



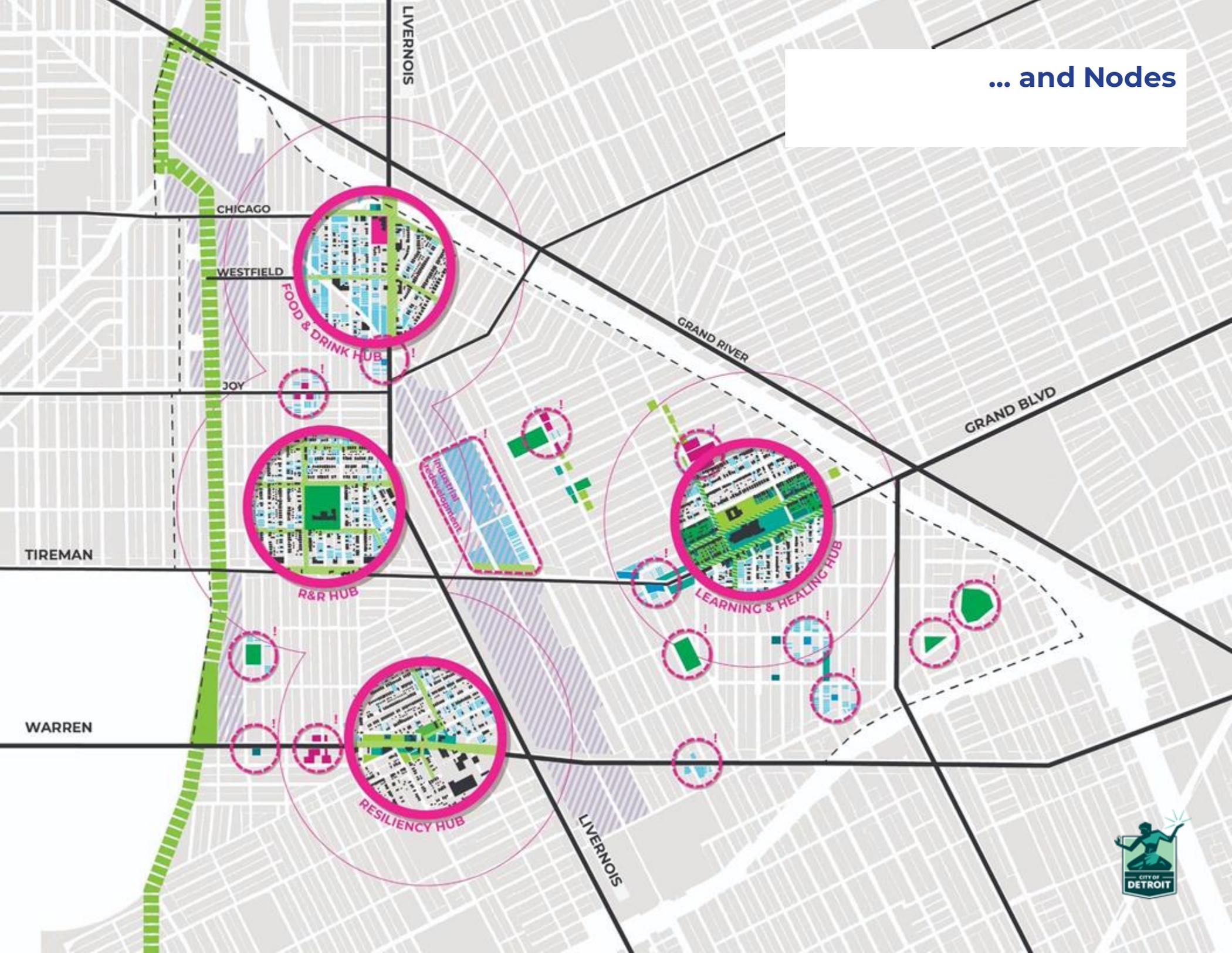
Existing Assets



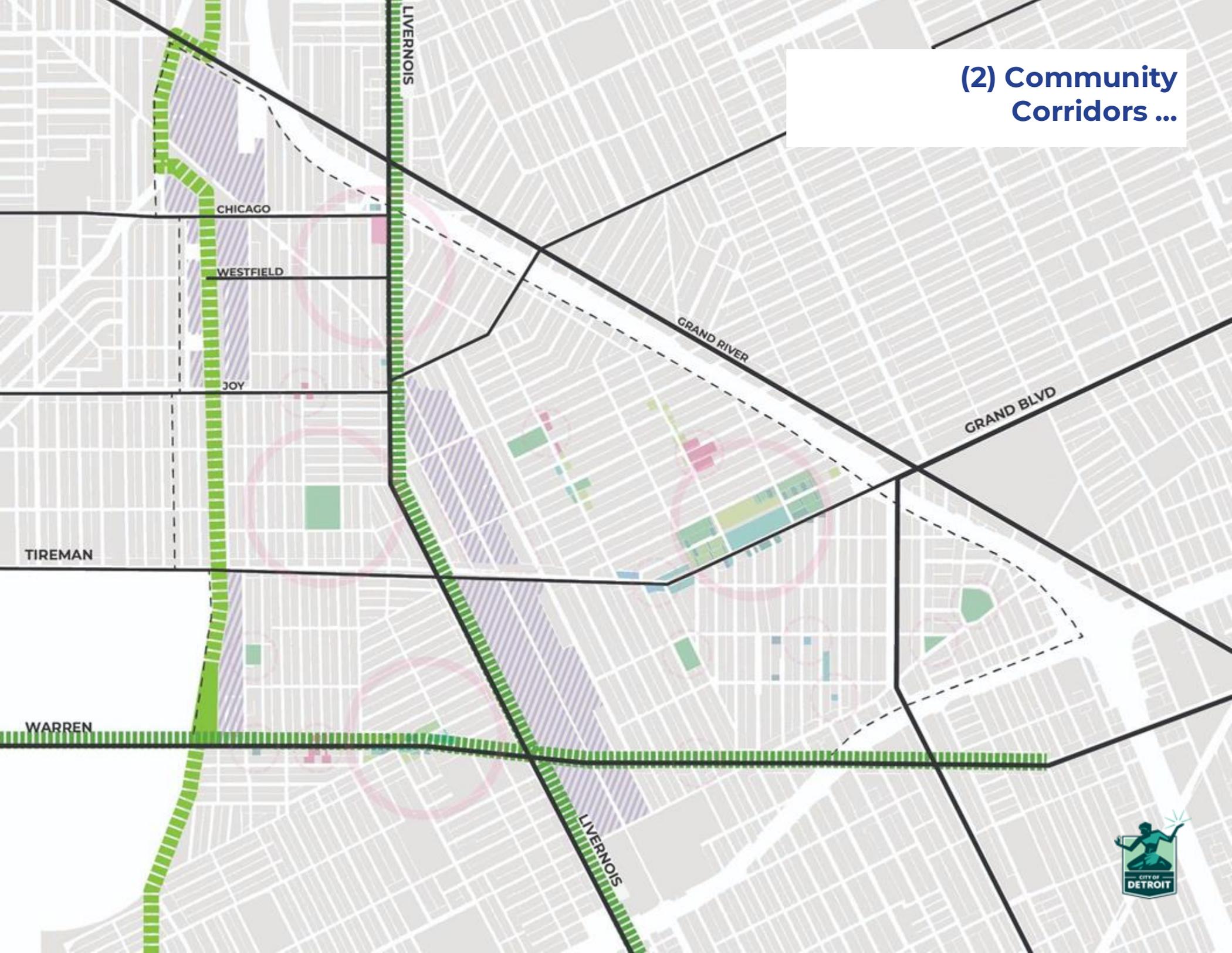
(1) Hubs...



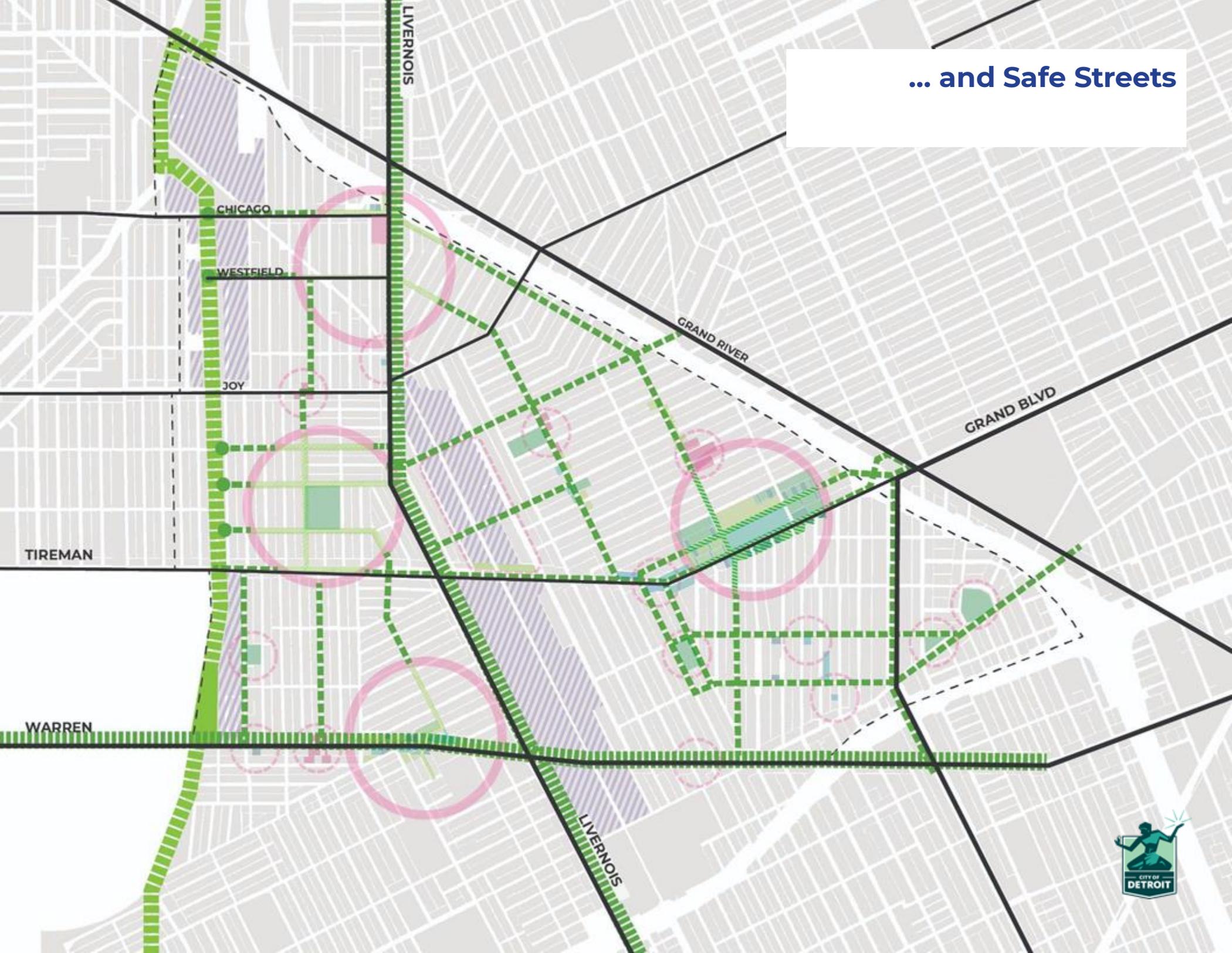
... and Nodes



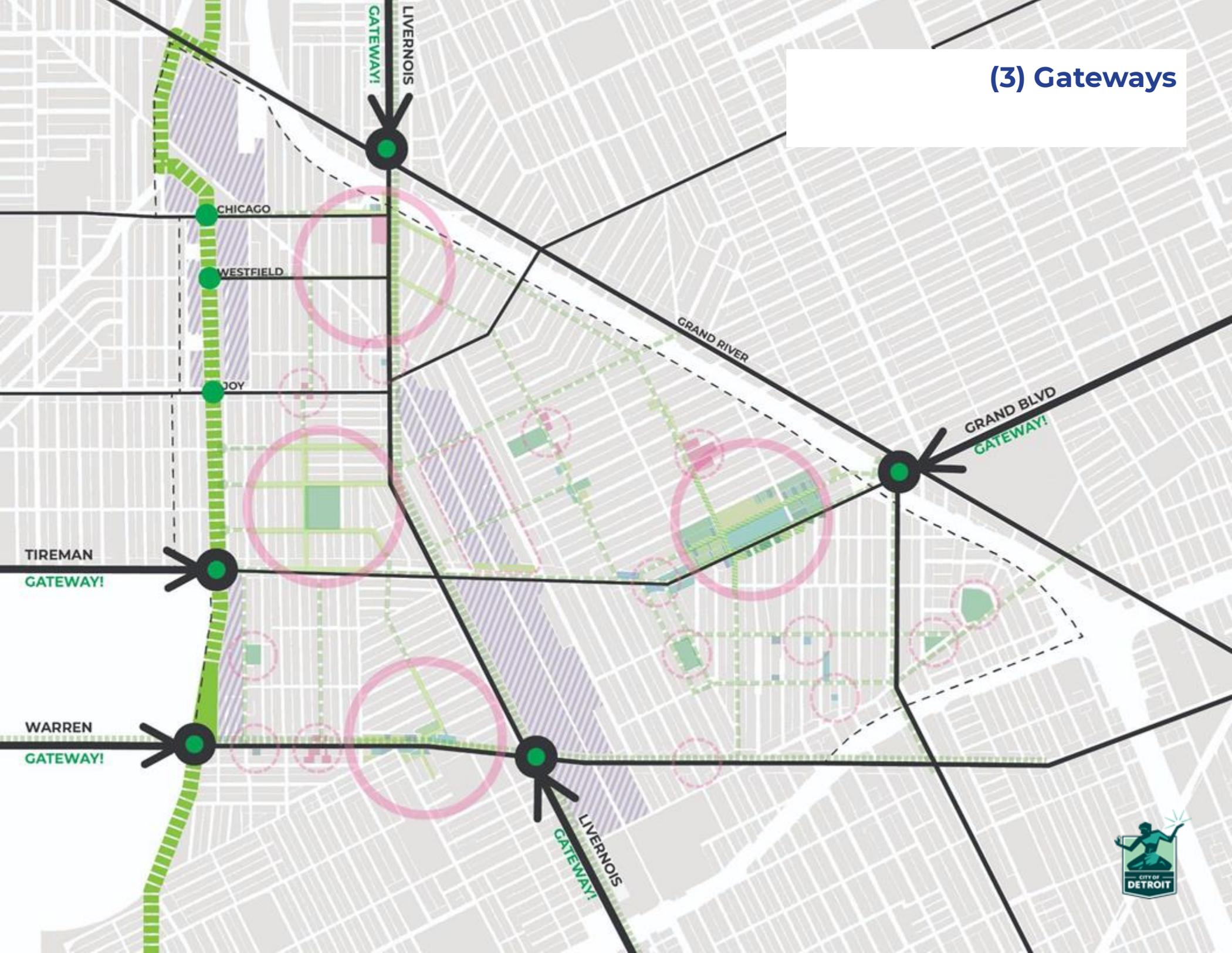
(2) Community Corridors ...

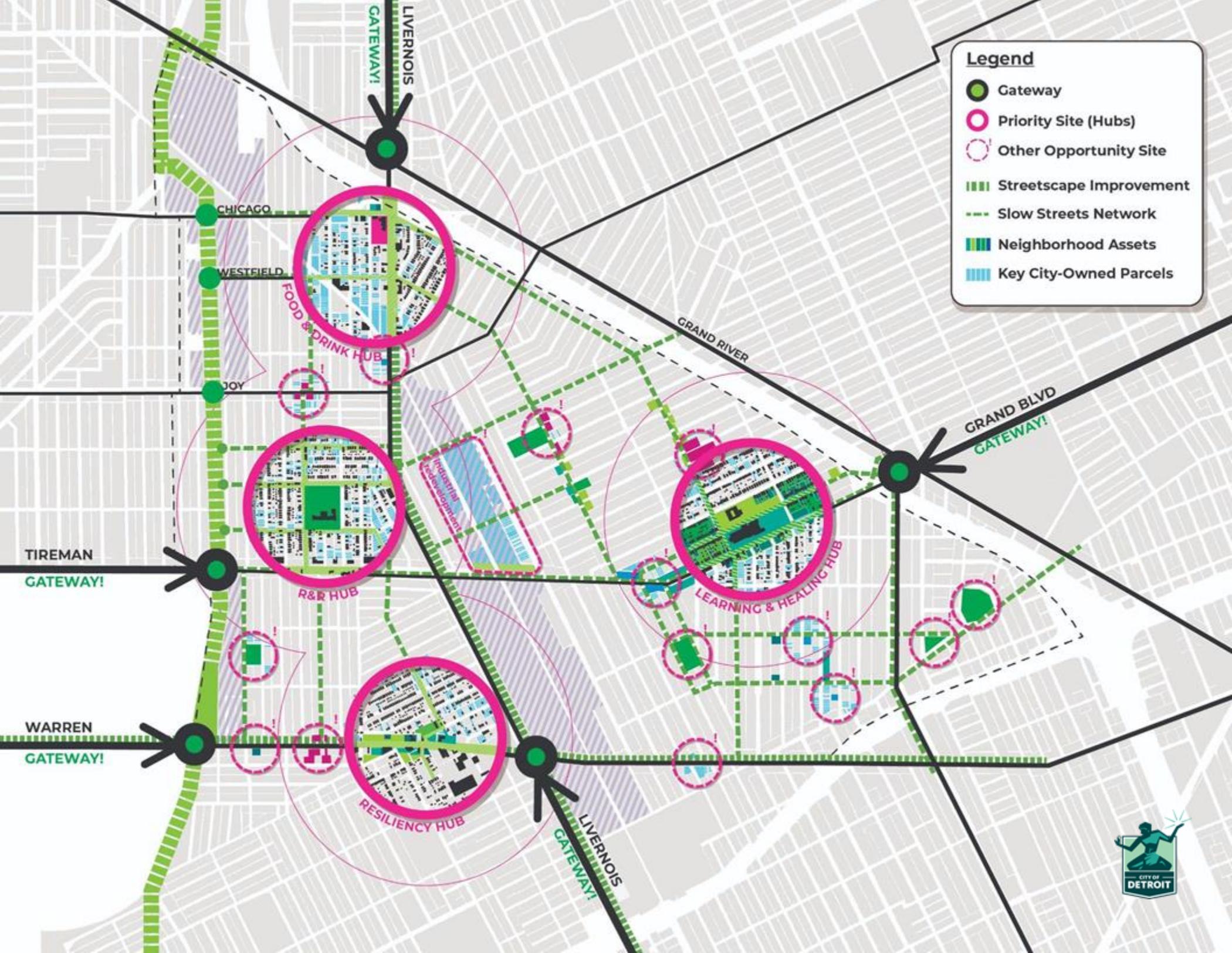


... and Safe Streets



(3) Gateways





Legend

-  Gateway
-  Priority Site (Hubs)
-  Other Opportunity Site
-  Slow Streets Network
-  Streetscape Improvement
-  Neighborhood Assets
-  Key City-Owned Parcels

CHICAGO

WESTFIELD

JOY

TIREMAN
GATEWAY!

WARREN
GATEWAY!

LIVERNOIS
GATEWAY!

GRAND RIVER

GRAND BLVD
GATEWAY!

LIVERNOIS
GATEWAY!

FOOD & DRINK HUB

R&R HUB

RESILIENCY HUB

LEARNING & HEALING HUB

Industrial
Development 1



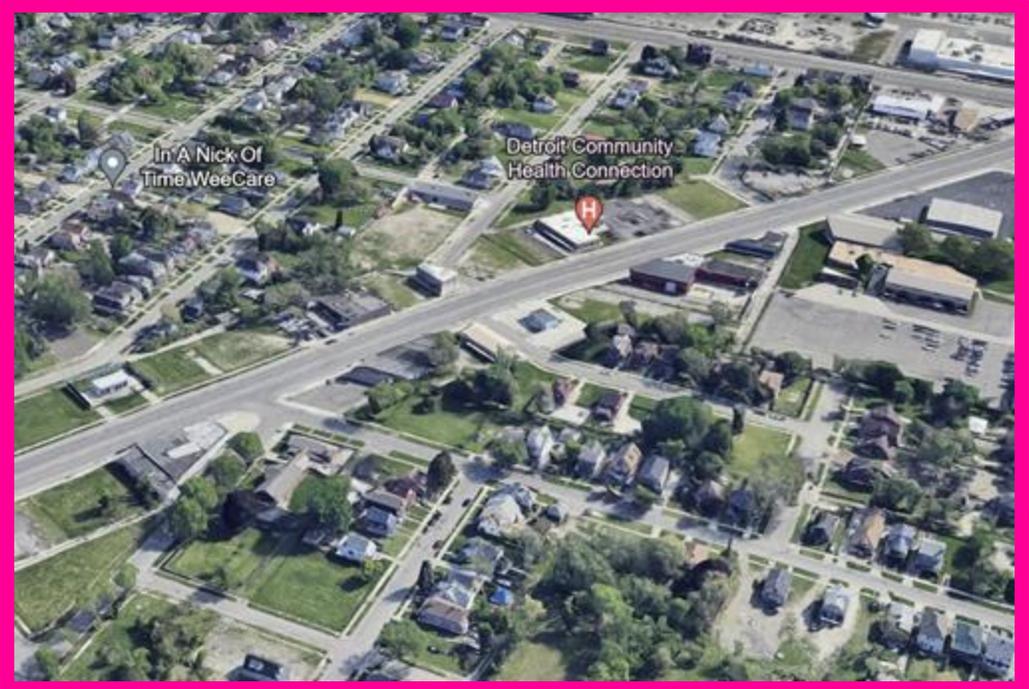
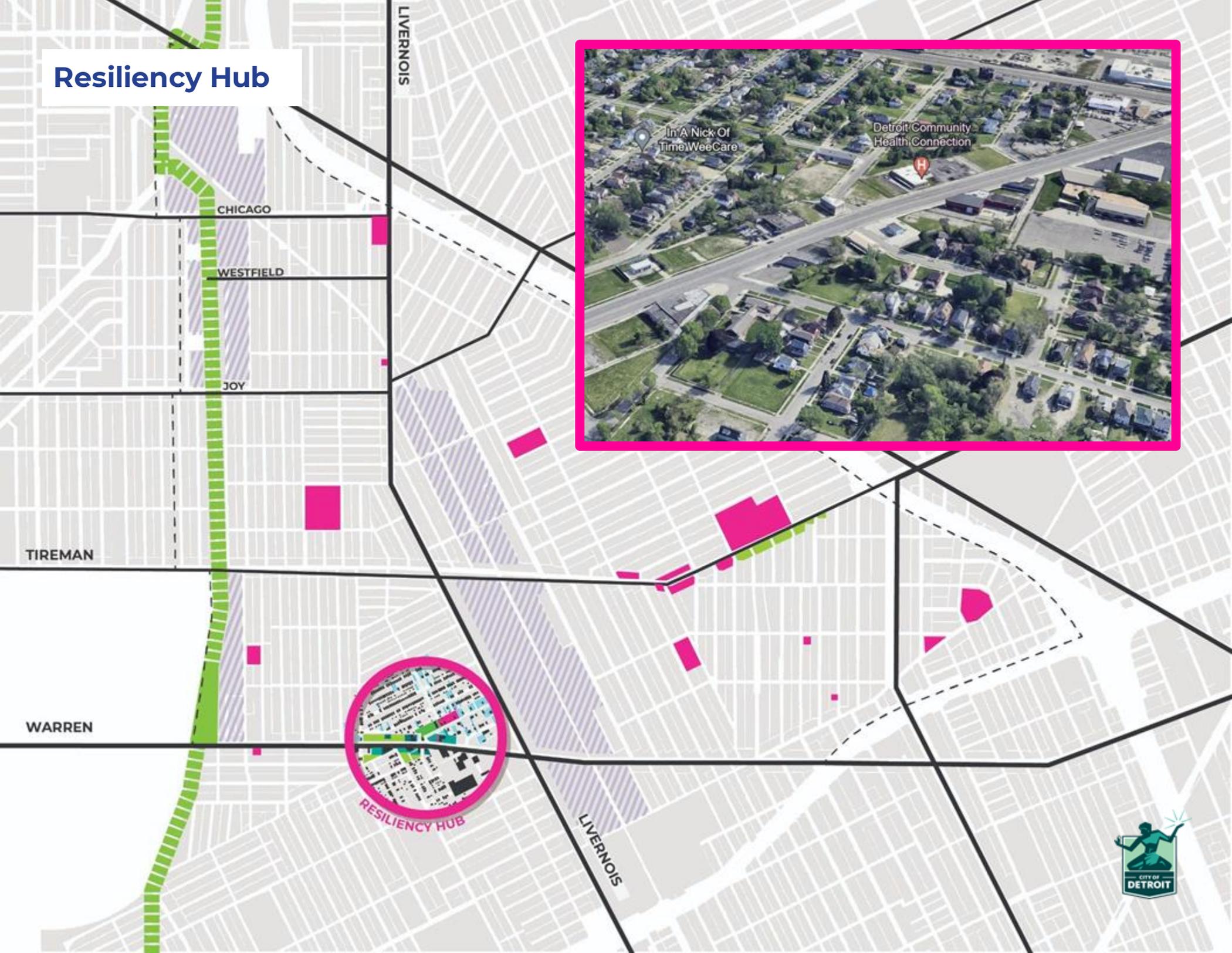
FRAMEWORK “HUBS”



#1: RESILIENCY HUB
EQUITY ALLIANCE
WARREN & WALTON



Resiliency Hub



Resiliency Hub

WARREN

RANCOON

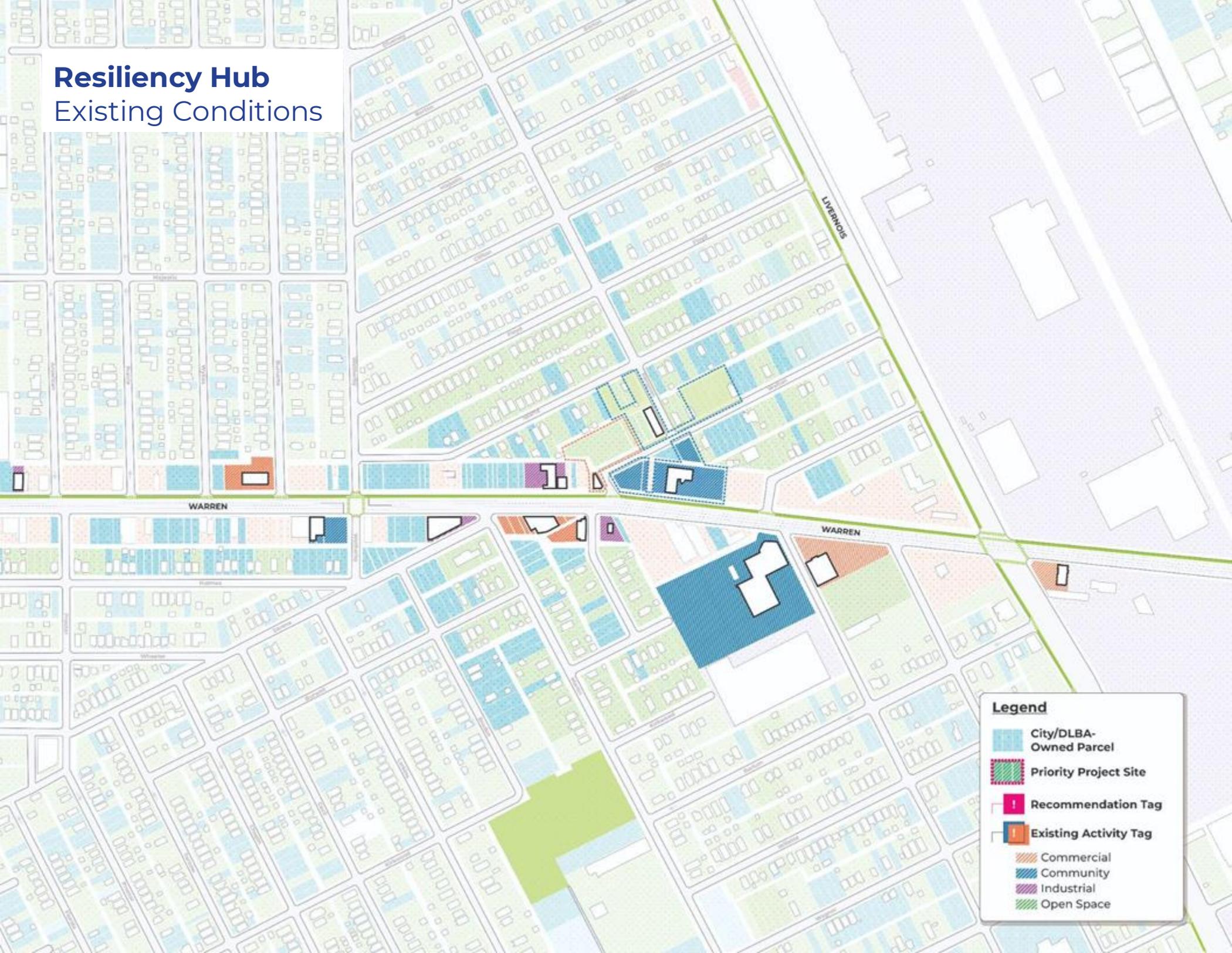
WALTON

LIVERNOIS



Resiliency Hub

Existing Conditions

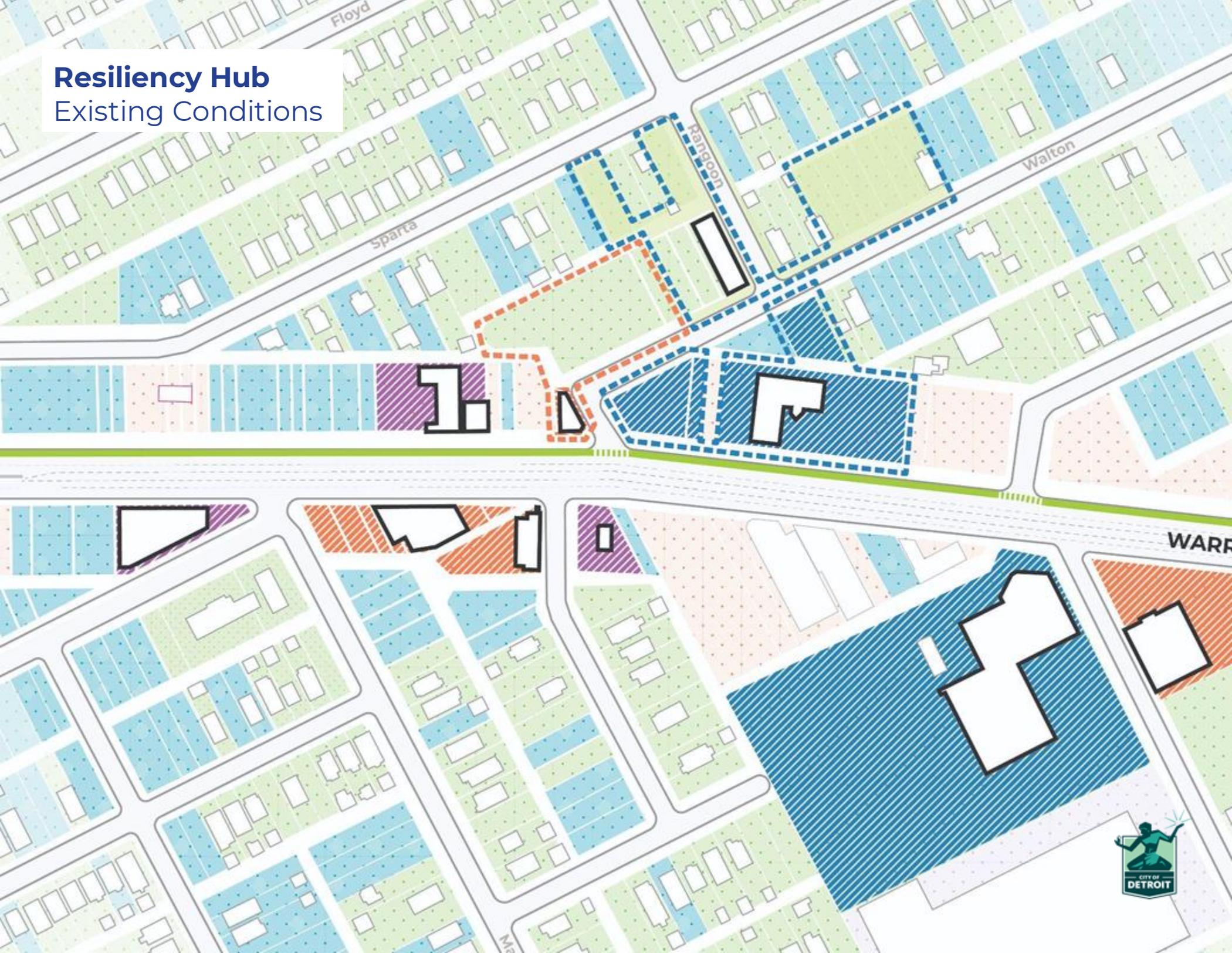


Legend

- City/DLBA-Owned Parcel
- Priority Project Site
- Recommendation Tag
- Existing Activity Tag
- Commercial
- Community
- Industrial
- Open Space

Resiliency Hub

Existing Conditions



Resiliency Hub

Existing Conditions

Bank Building Rehab

An iconic building at a very visible location; currently undergoing rehabilitation.

Equity Alliance

Local leader in building neighborhood resiliency, improving food access, connecting residents to resources, and keeping residents informed.

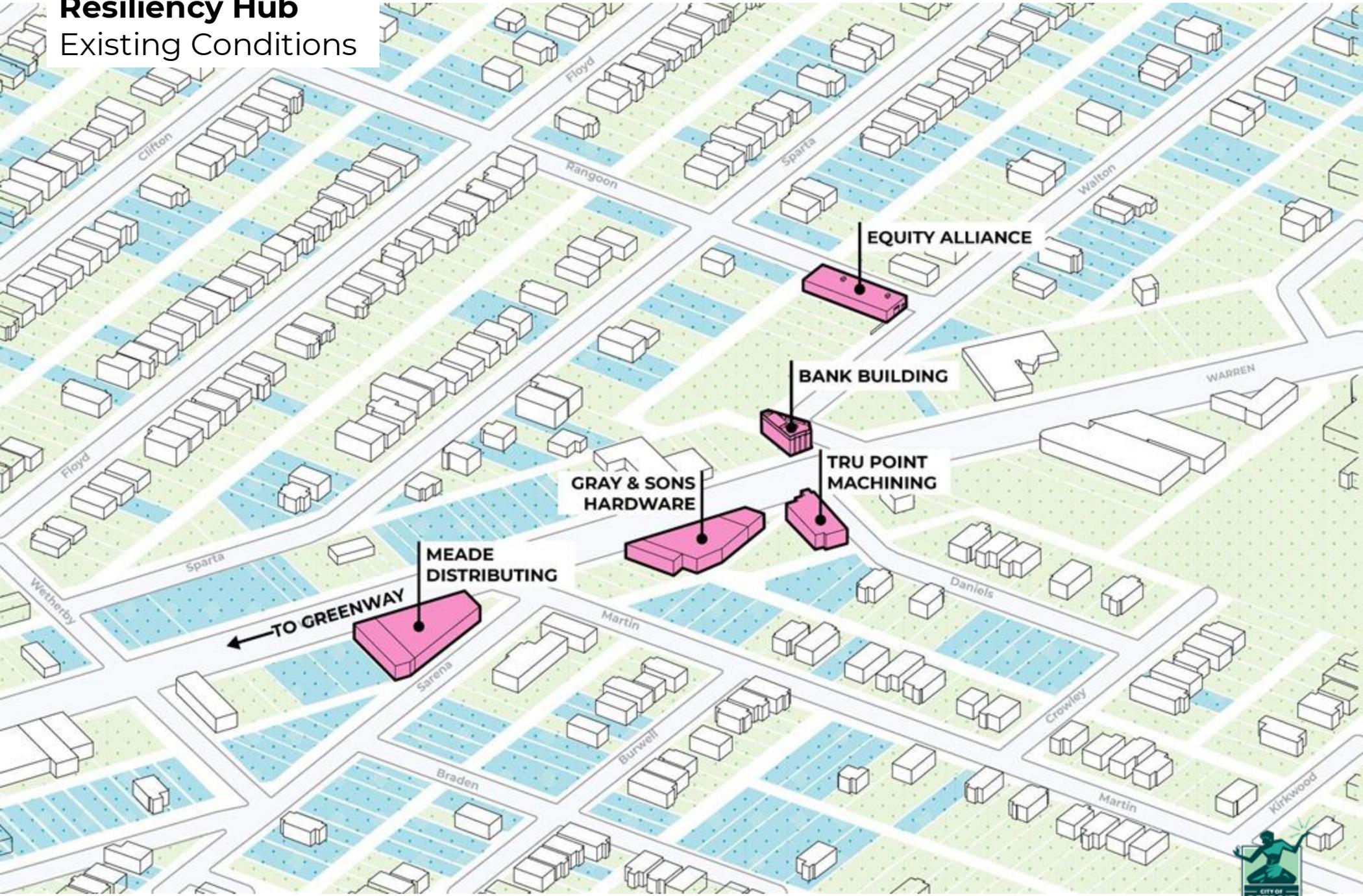
Gray & Sons Hardware

Tru Point Machining



Resiliency Hub

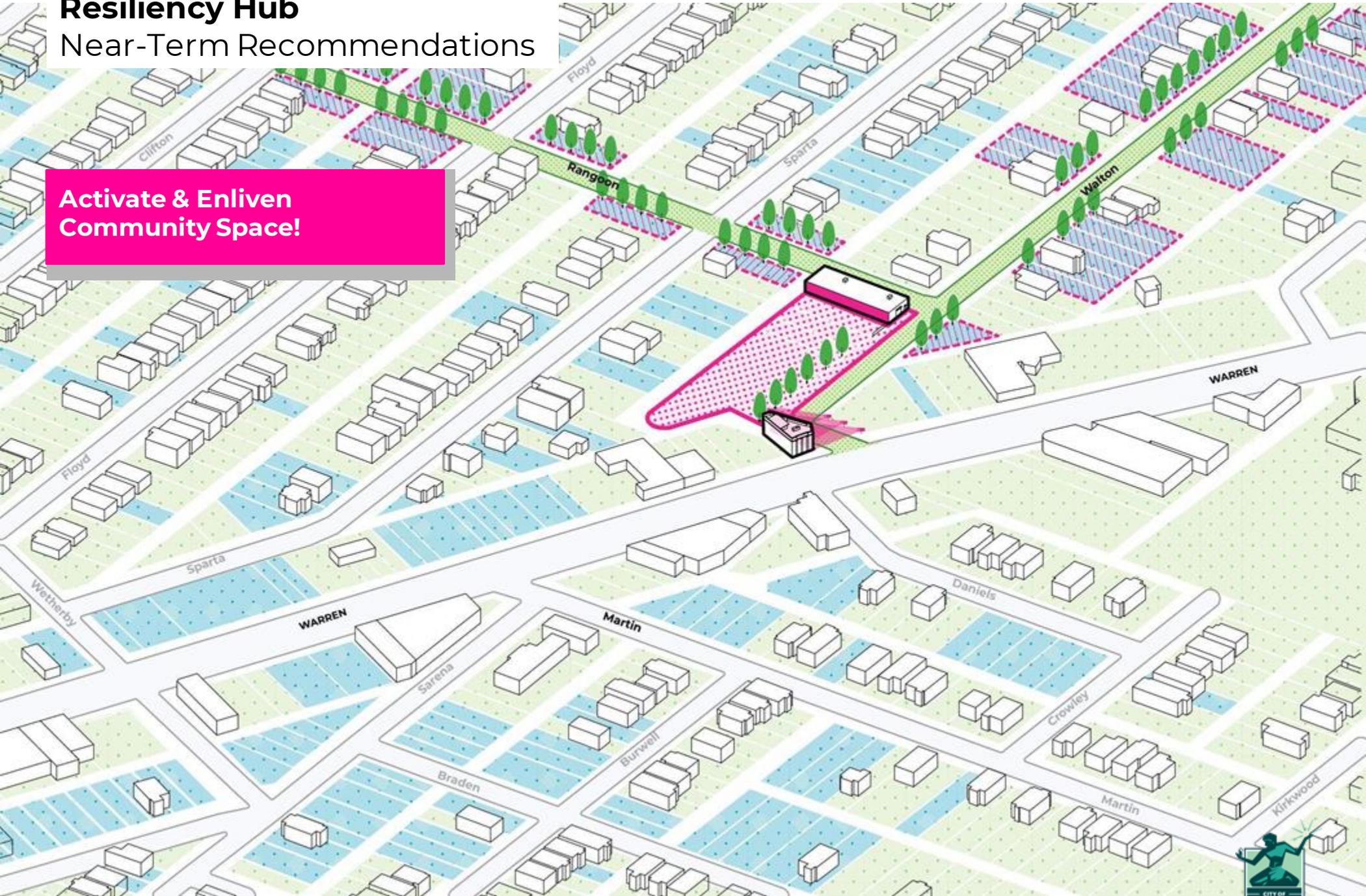
Existing Conditions



Resiliency Hub

Near-Term Recommendations

Activate & Enliven
Community Space!



1. Formalize and allocate resources to “office” hours at Equity Alliance

2. Make physical improvements to the hub’s outdoor space (lighting, mural, planting, seating)

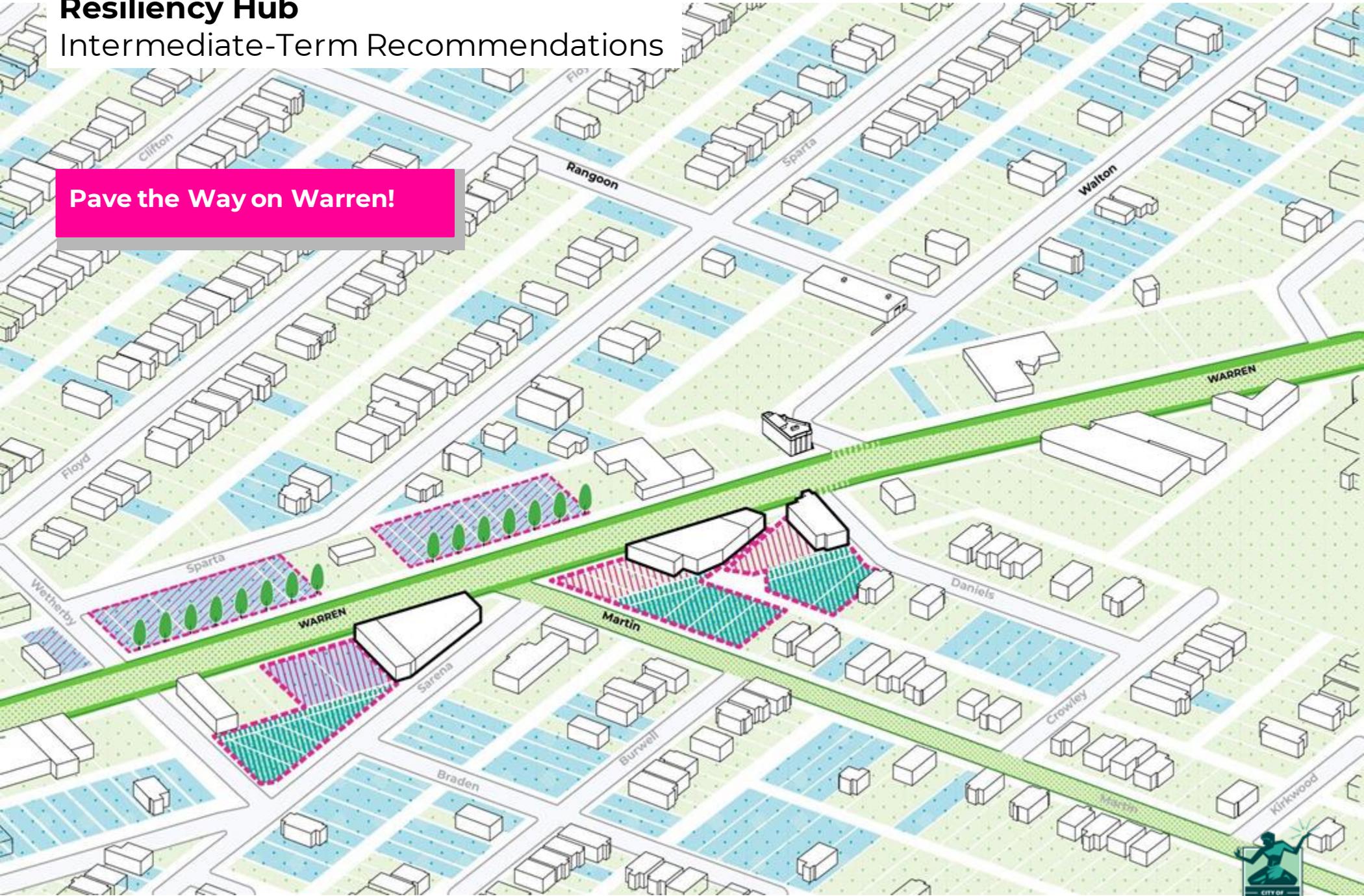
3. Make it easier, safer, and more comfortable for people to get to the Hub



Resiliency Hub

Intermediate-Term Recommendations

Pave the Way on Warren!



4. Plant trees on City-owned sites on Warren, where possible.

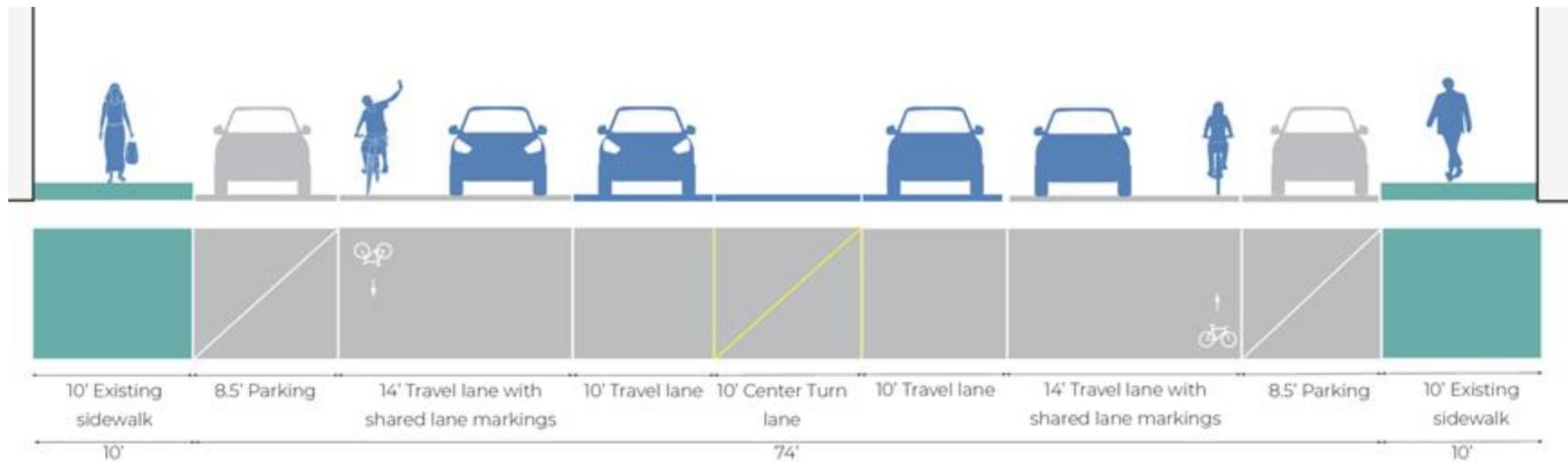
5. Implement new bike lanes and streetscape improvements on Warren.



Resiliency Hub

Recommendations: Warren Ave Improvements

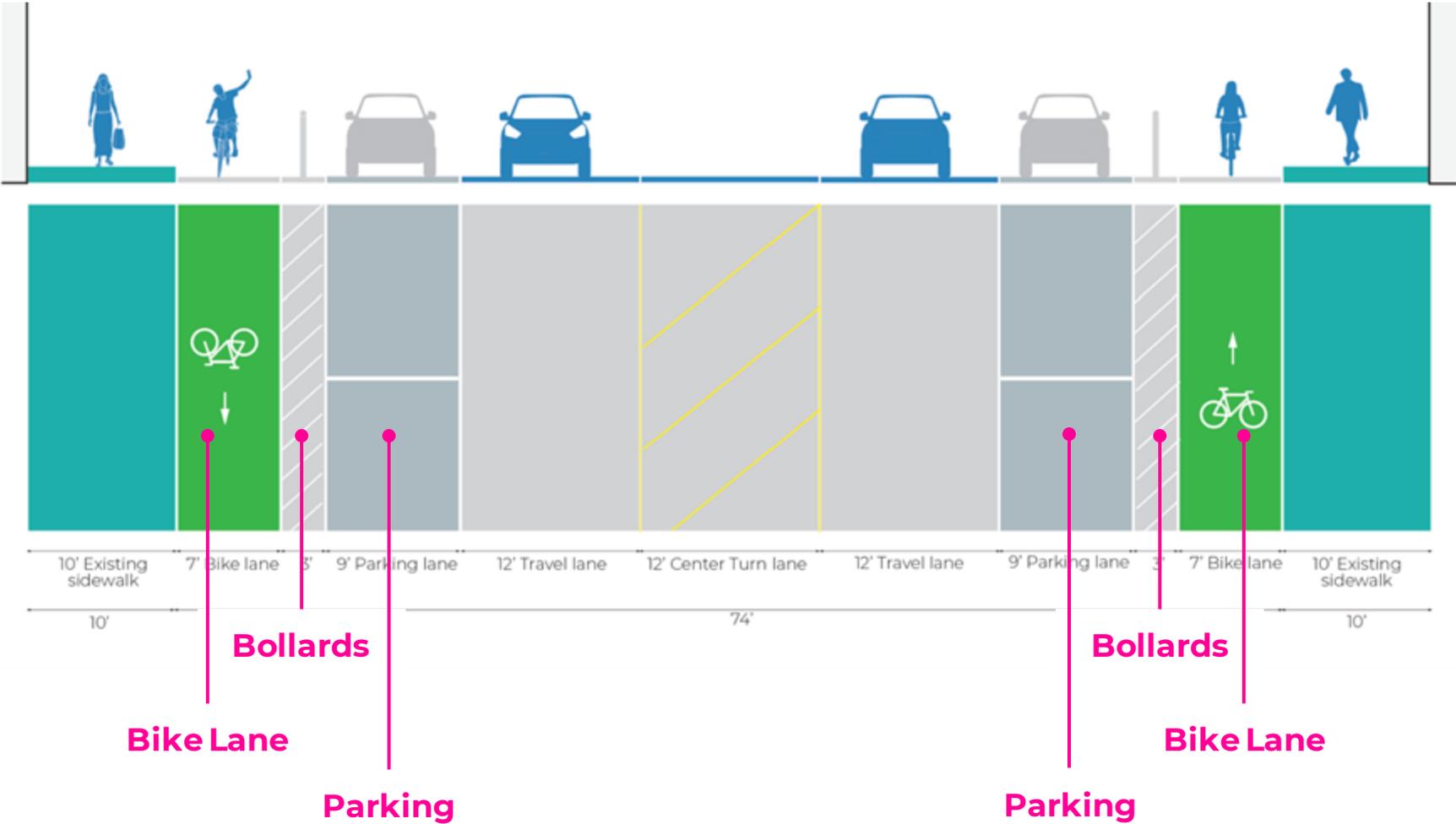
Warren Ave, Existing



Resiliency Hub

Recommendations: Warren Ave Improvements

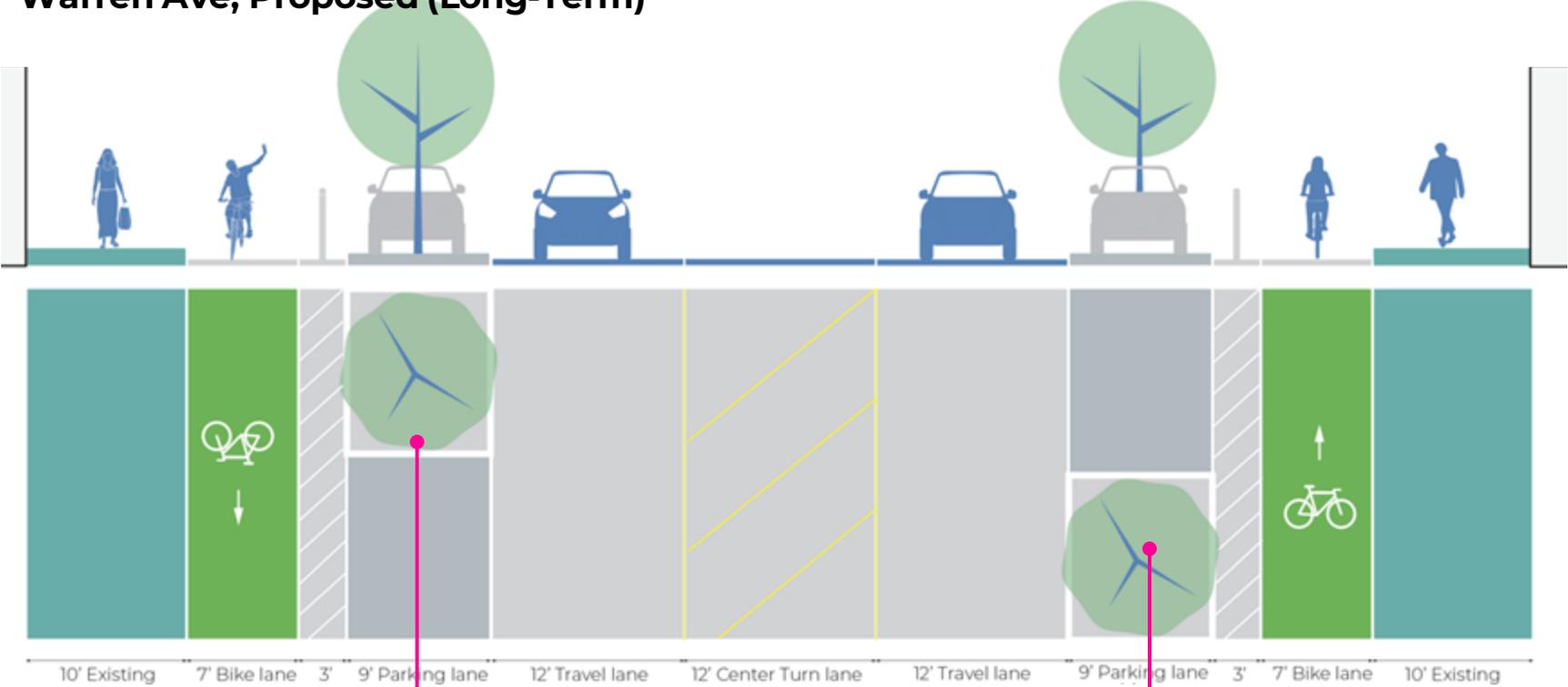
Warren Ave, Proposed



Resiliency Hub

Recommendations: Warren Ave Improvements

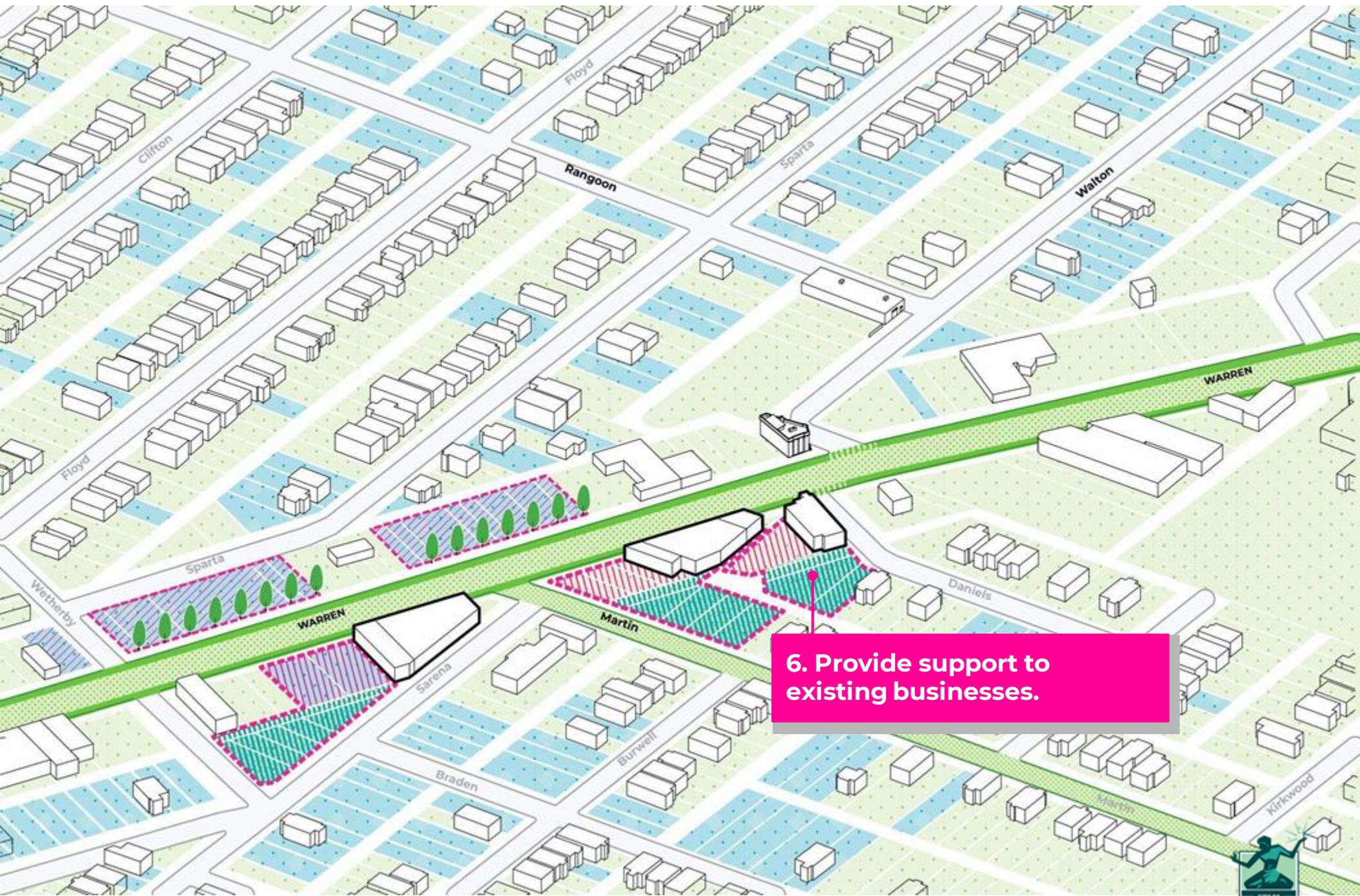
Warren Ave, Proposed (Long-Term)



**Tree
Bumpouts**

**Tree
Bumpouts**





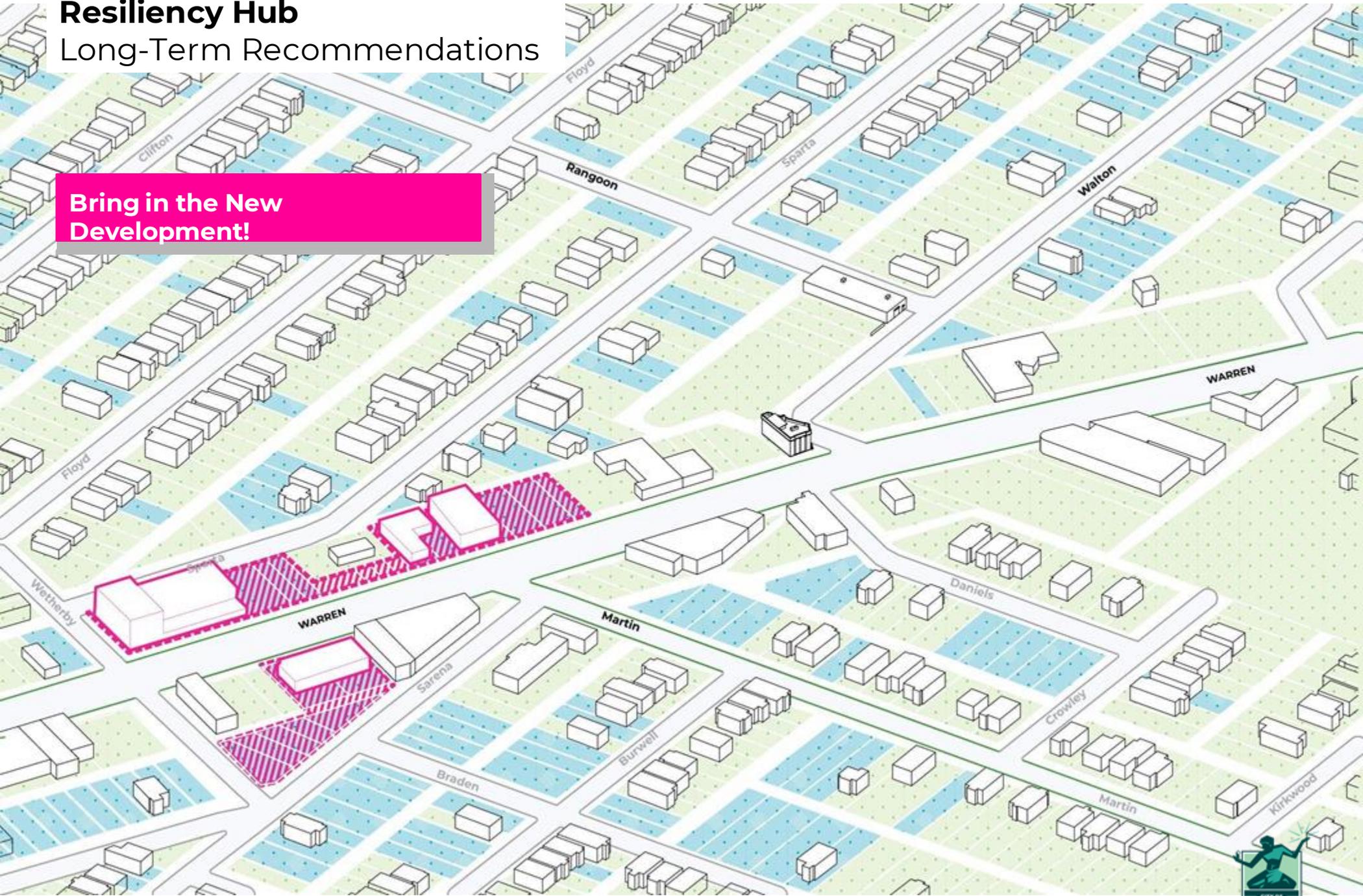
6. Provide support to existing businesses.

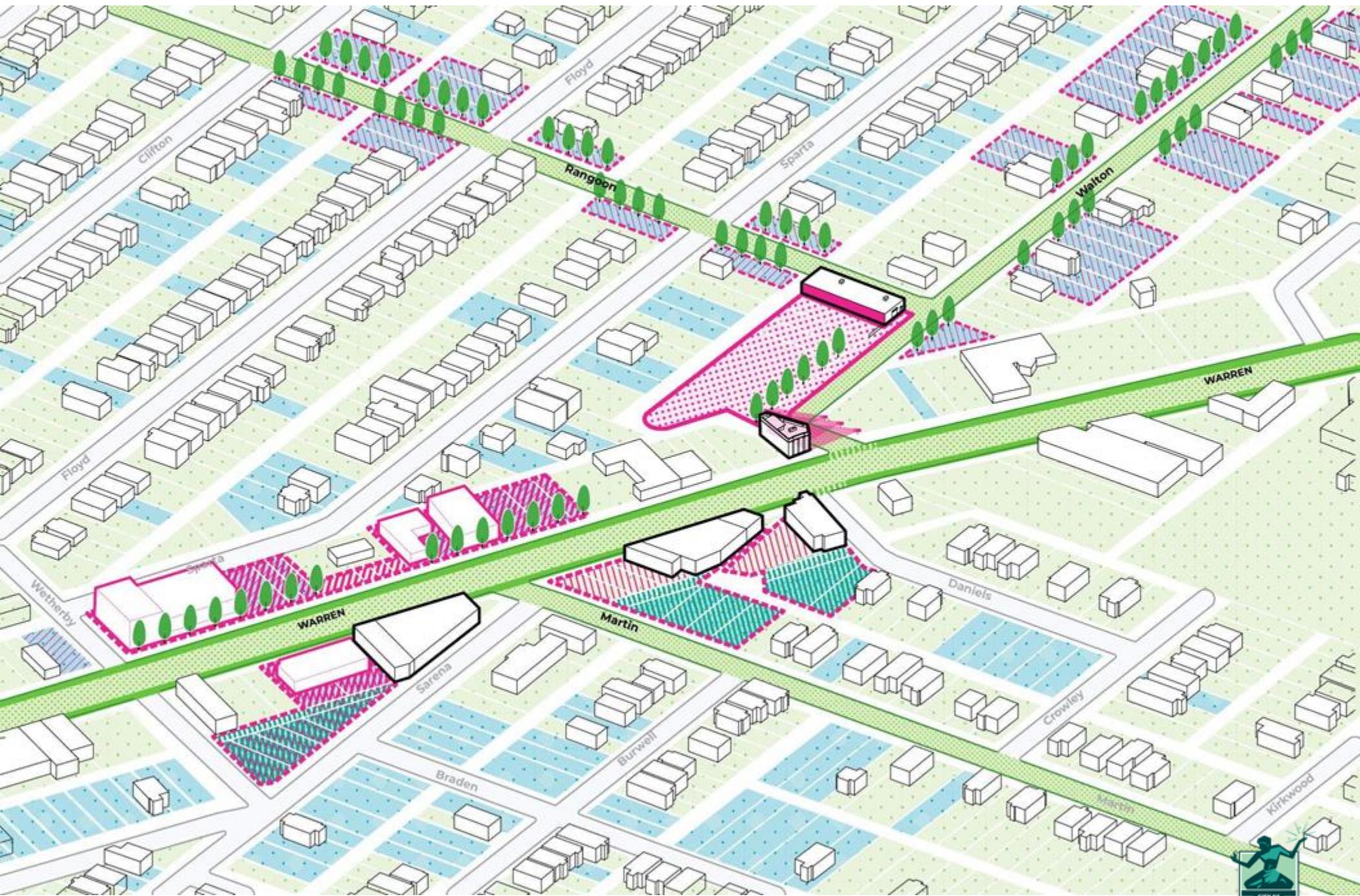


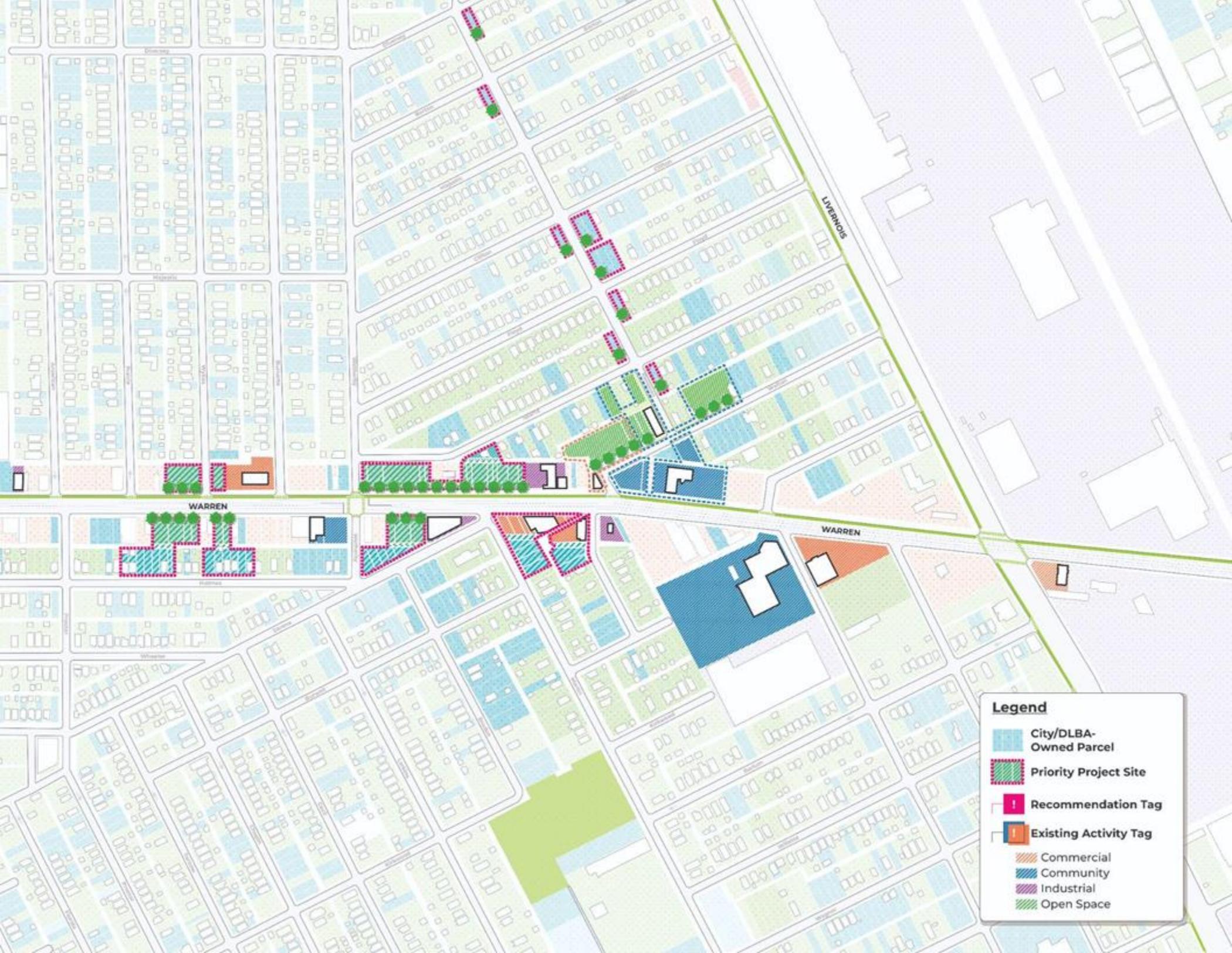
Resiliency Hub

Long-Term Recommendations

Bring in the New Development!





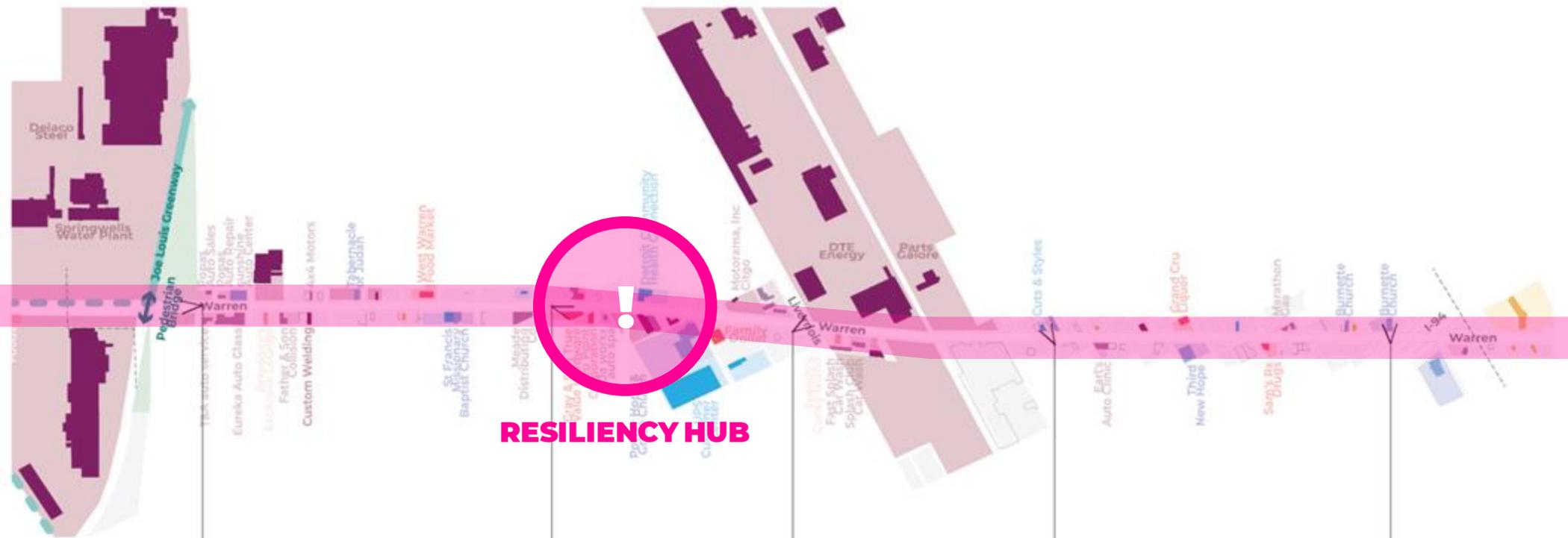


Legend

- City/DLBA-Owned Parcel
- Priority Project Site
- Recommendation Tag
- Existing Activity Tag
- Commercial
- Community
- Industrial
- Open Space

Resiliency Hub

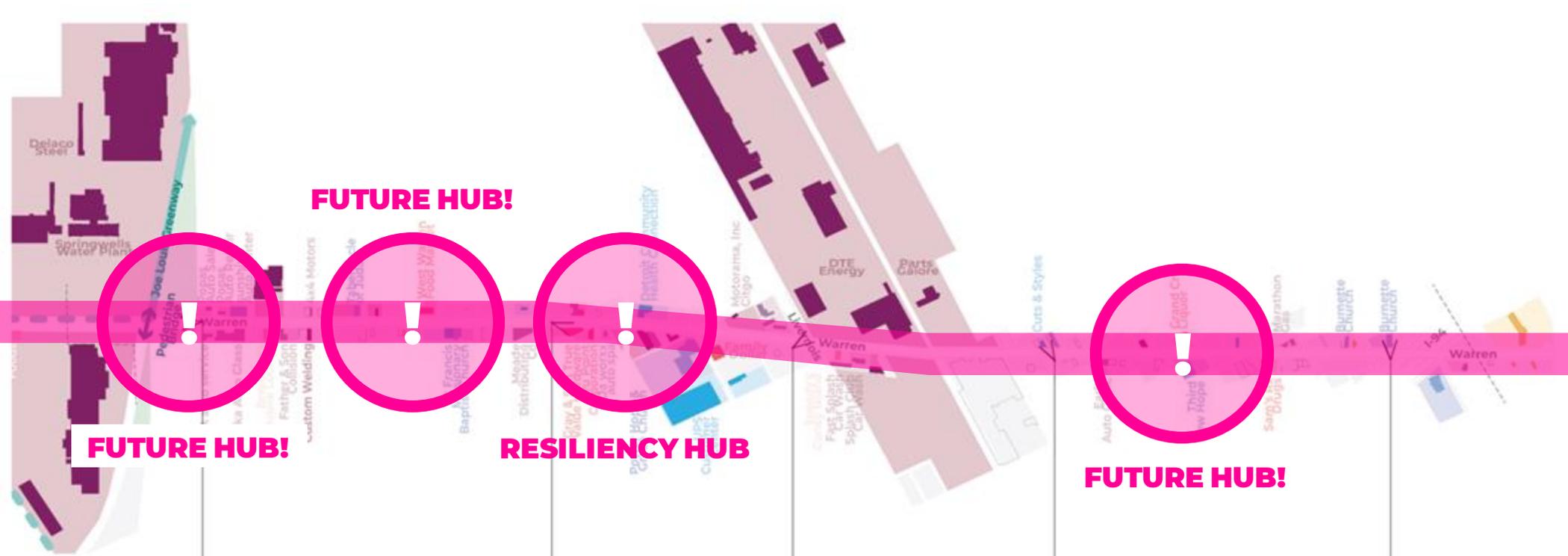
Warren Commercial Corridor Revitalization



Resiliency Hub

Warren Commercial Corridor Revitalization

Activating Warren Avenue at this hub will jumpstart a larger process of revitalization on Warren!



#2: LEARNING & HEALING HUB

SAMPSON-WEBBER LEADERSHIP ACADEMY
TIREMAN & BEECHWOOD



Learning & Healing Hub



Learning & Healing Hub



BEECHWOOD

I-96

TIREMAN



Learning & Healing Hub

Existing Conditions

Around the school, there are a mix of occupied and vacant homes.

Sampson-Webber Leadership Academy
Active K-through-8 school serving around 350 students, and growing. It's an important neighborhood institution!



Learning & Healing Hub

Vacant and Occupied Homes on Larchmont



Image: Houses on Larchmont Street



Learning & Healing Hub

Vacant and Occupied Homes on Larchmont

VACANT!



OCCUPIED!



OCCUPIED!



VACANT!



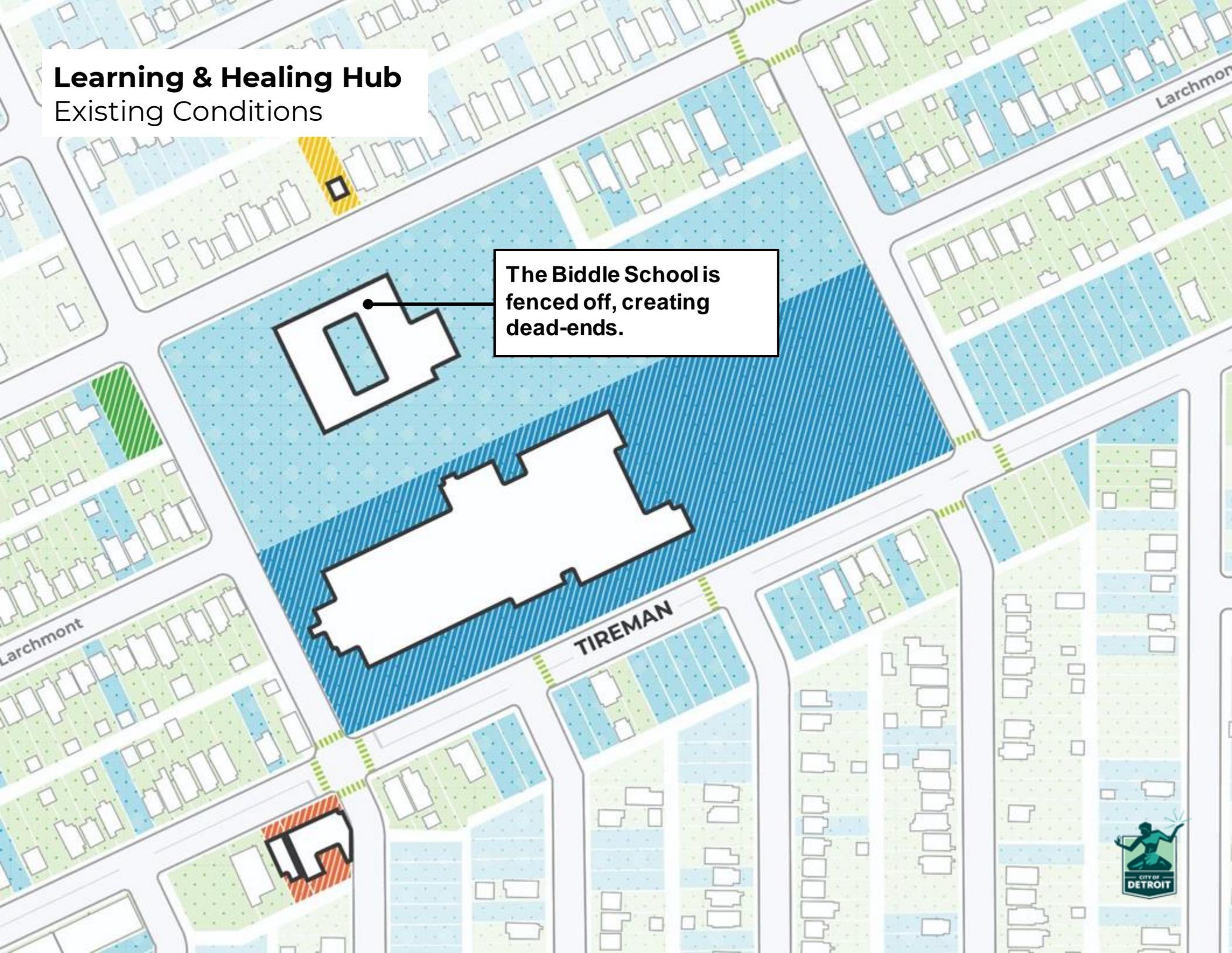
Image: Houses on Larchmont Street



Learning & Healing Hub

Existing Conditions

The Biddle School is fenced off, creating dead-ends.



Learning & Healing Hub

Larchmont Dead-End

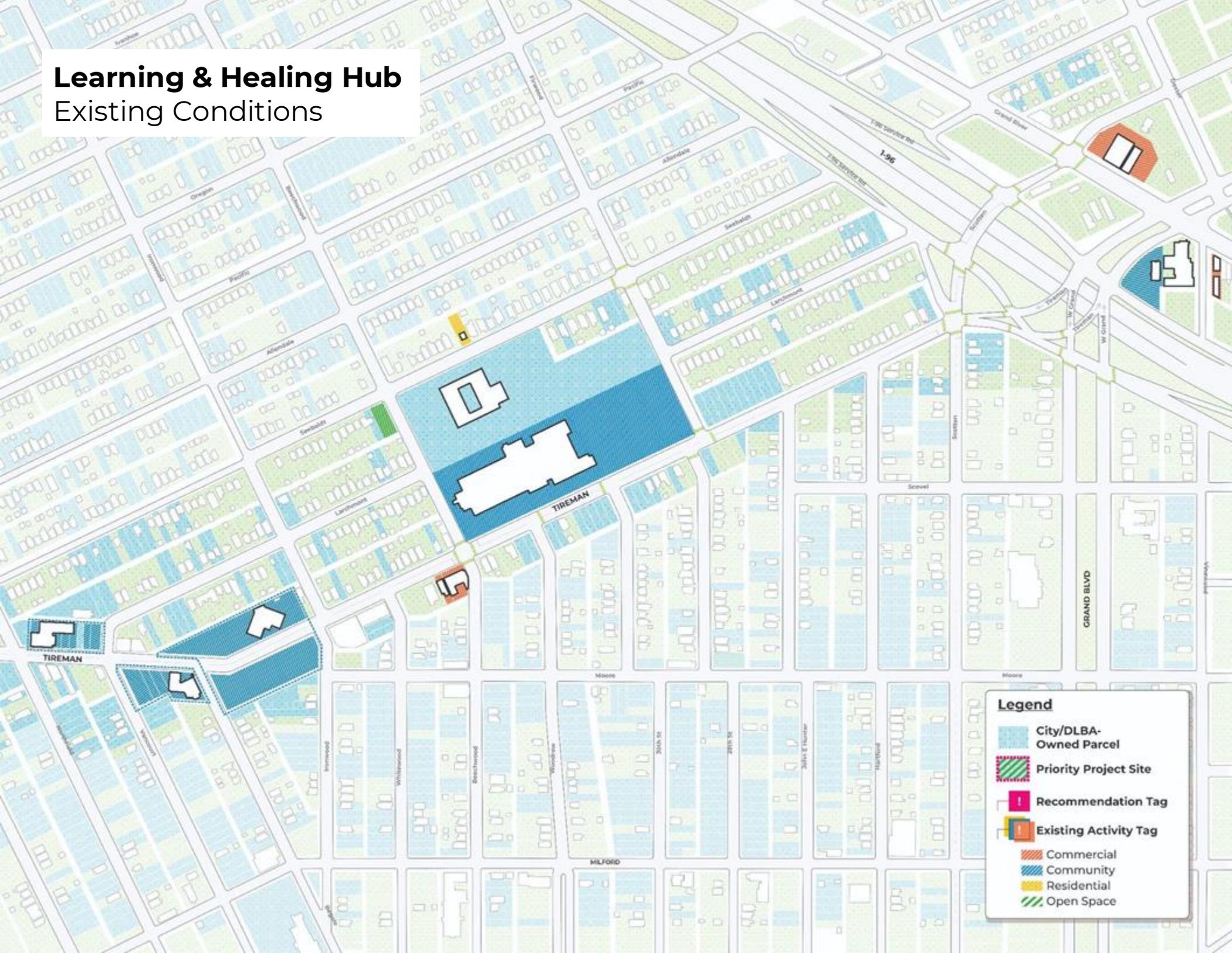


Image: Intersection of Larchmont and Firwood, looking West at Sampson-Webber.



Learning & Healing Hub

Existing Conditions



Learning & Healing Hub

Existing Conditions

Across the highway, there's a cluster of businesses and institutions.

The Churches here are important anchors!

Ark of Deliverance Revival Center

Greater Apostolic Church

Vic's Market

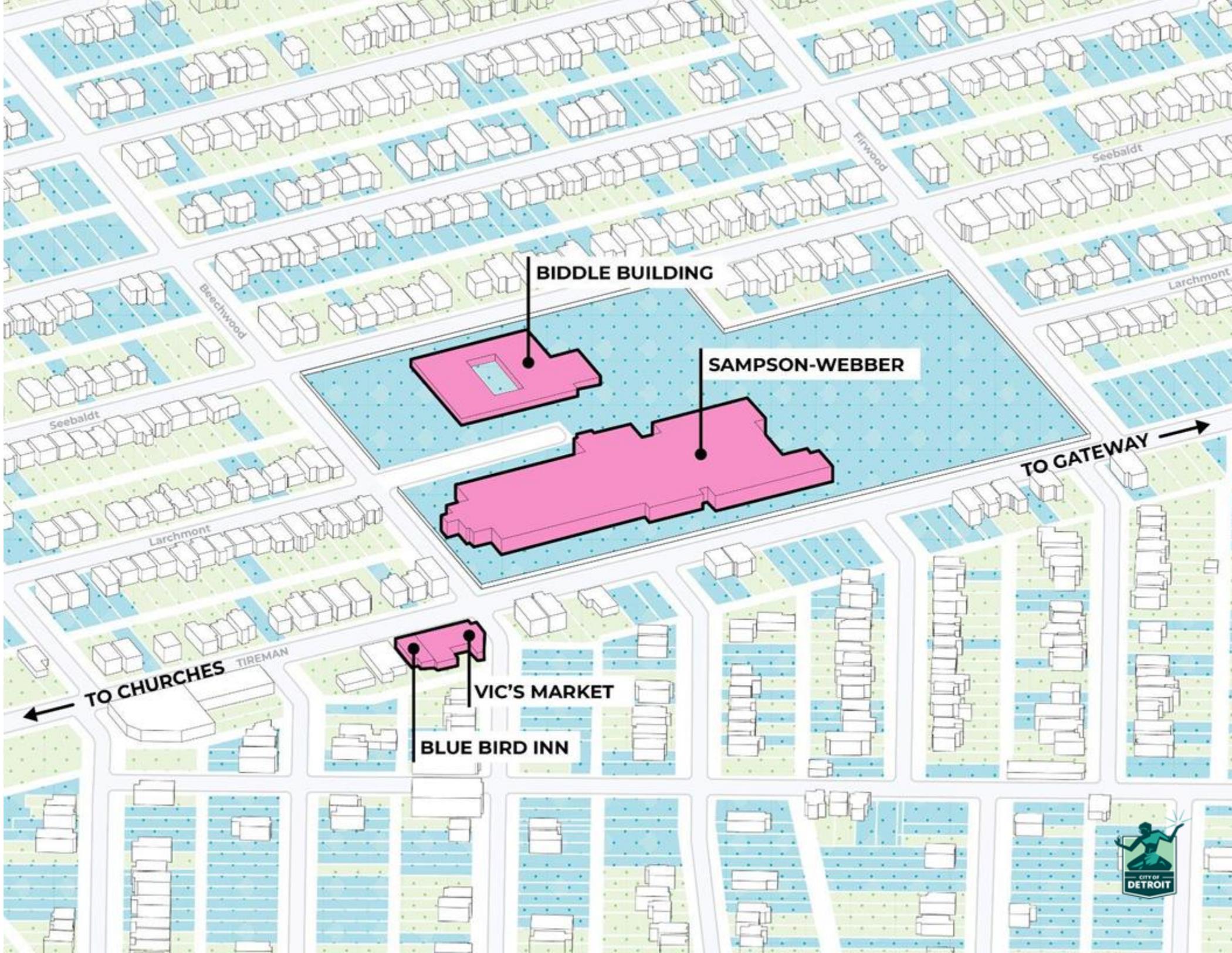
Blue Bird Inn

The Blue Bird Inn is a historic structure, and Vic's is closed for renovation.

Iglesia La Luz Del Mundo

Legend

- City/DLBA-Owned Parcel
- Priority Project Site
- Recommendation Tag
- Existing Activity Tag
- Commercial
- Community
- Residential
- Open Space



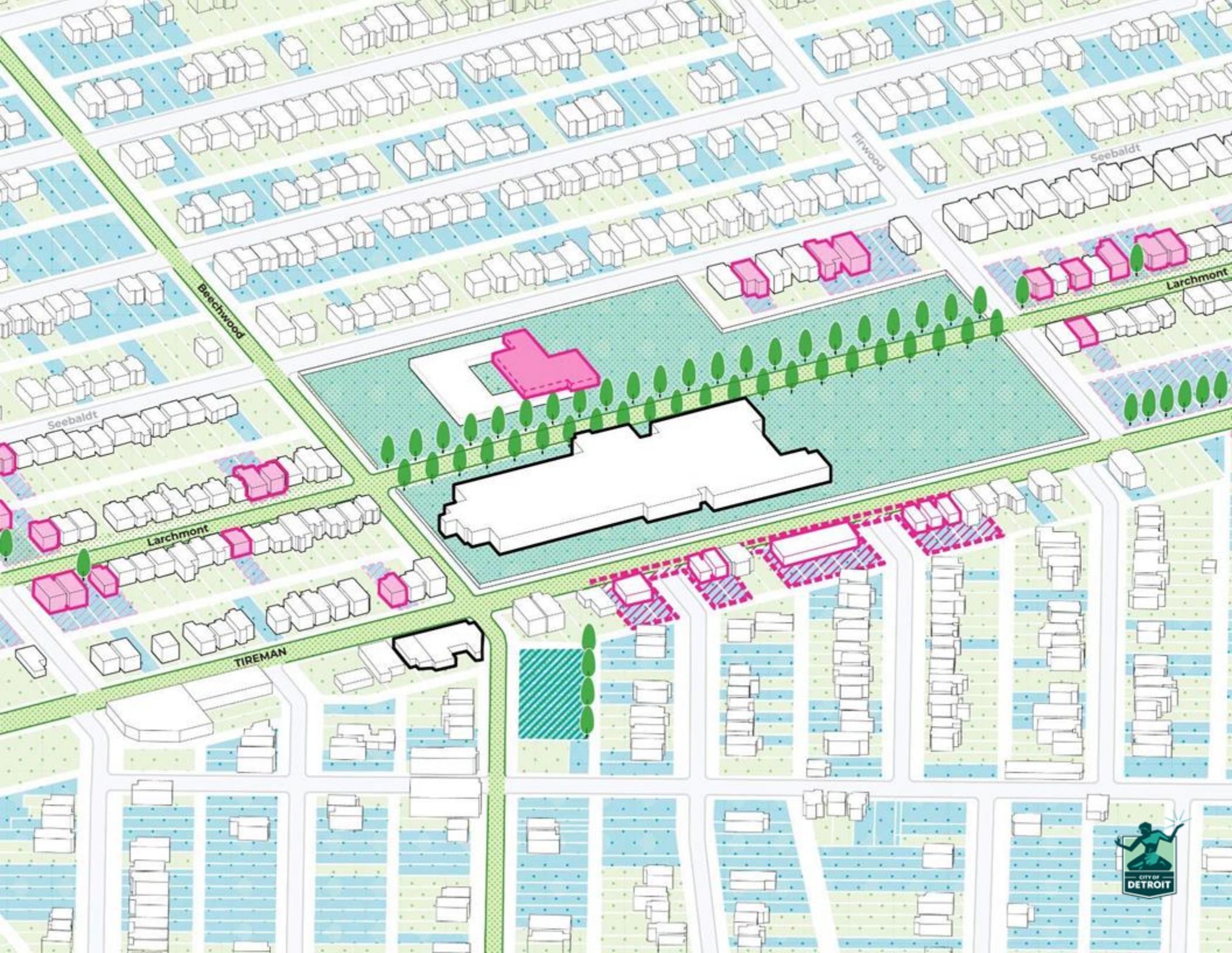
BIDDLE BUILDING

SAMPSON-WEBBER

VIC'S MARKET

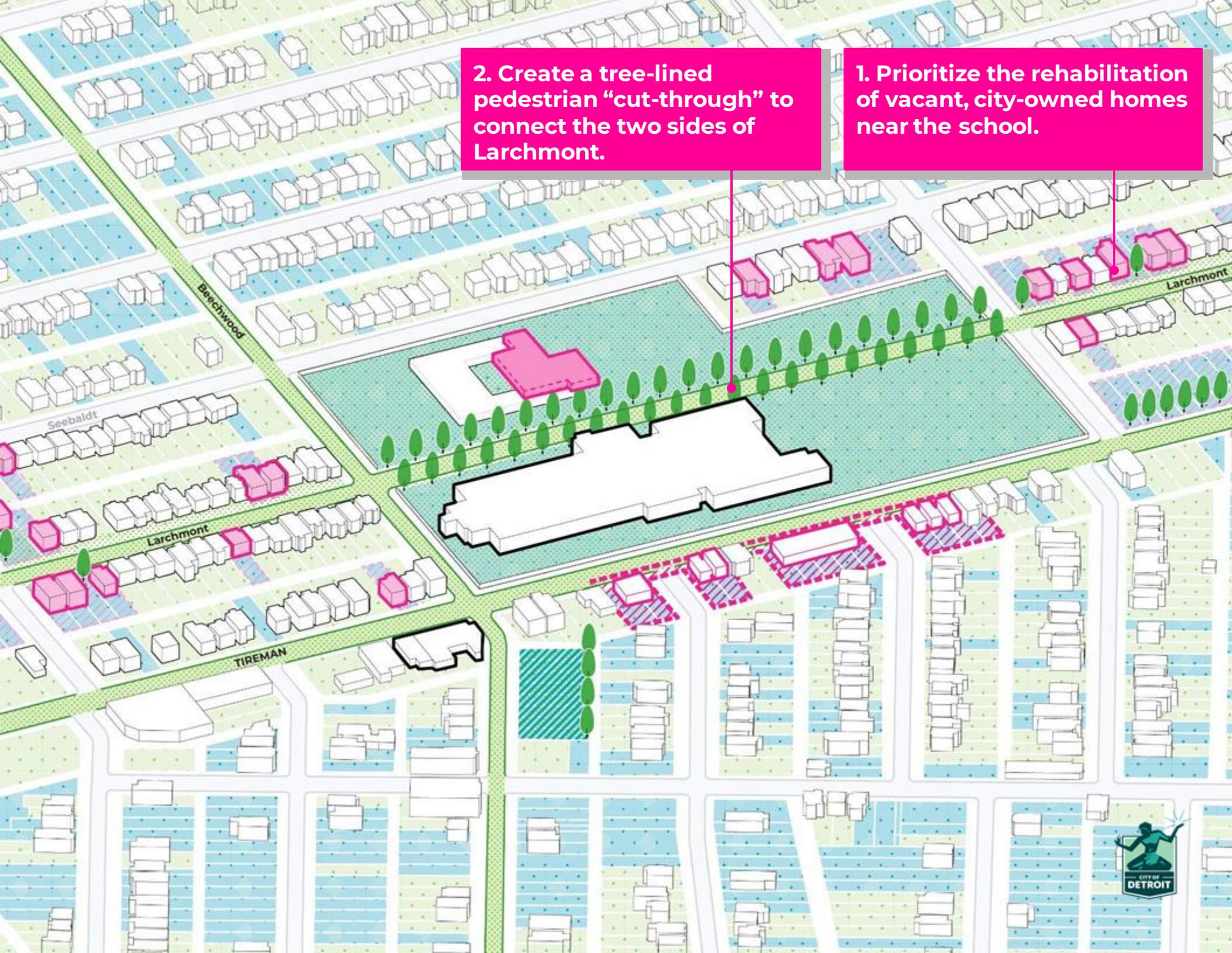
BLUE BIRD INN





2. Create a tree-lined pedestrian “cut-through” to connect the two sides of Larchmont.

1. Prioritize the rehabilitation of vacant, city-owned homes near the school.



Learning & Healing Hub

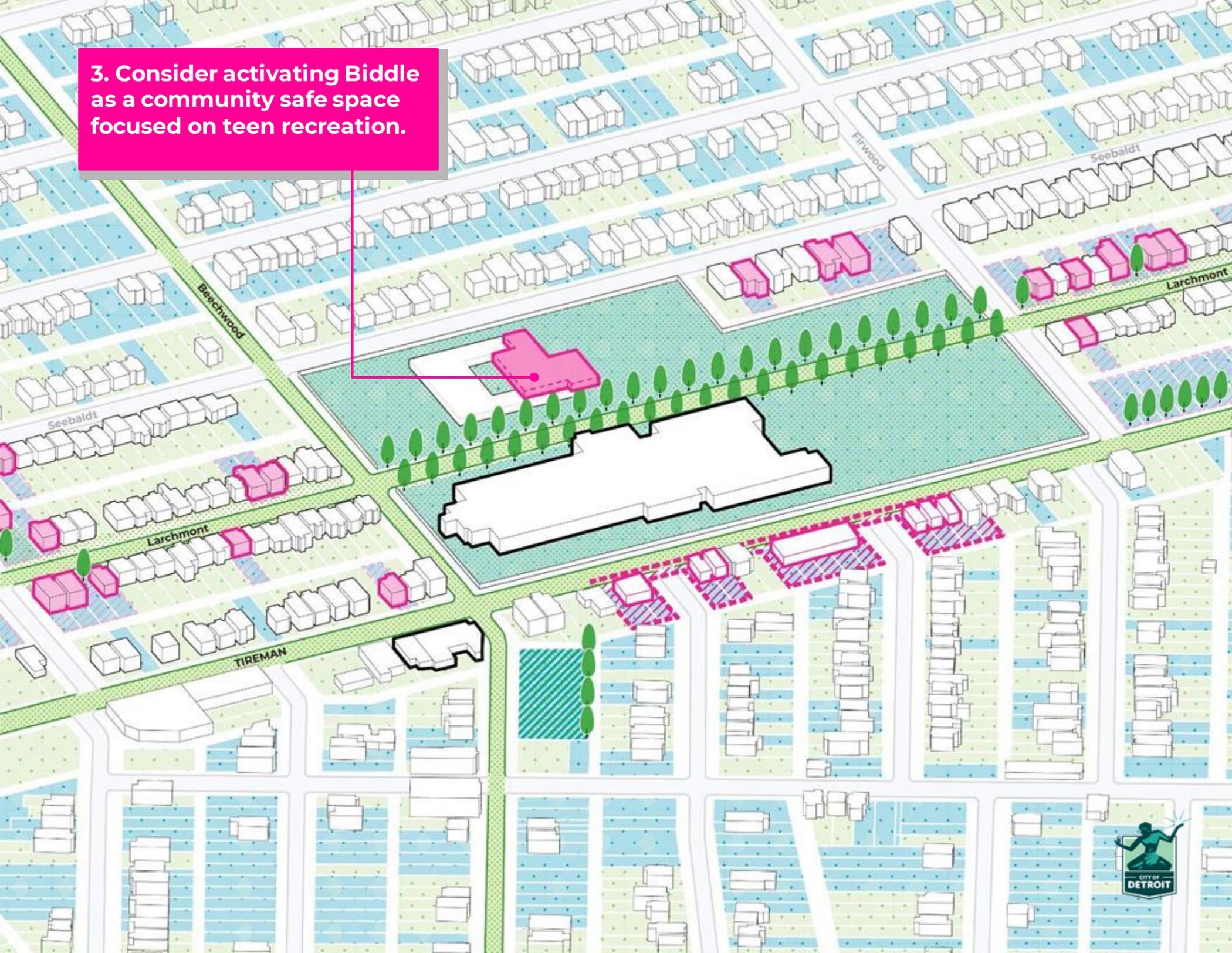
Recommendations: Larchmont Cut-Through



Image: Intersection of Larchmont and Firwood, looking West at Sampson-Webber.

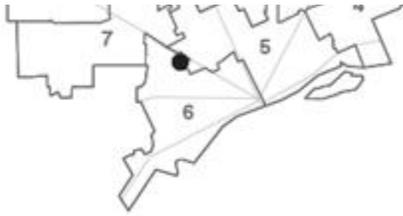


3. Consider activating Biddle as a community safe space focused on teen recreation.

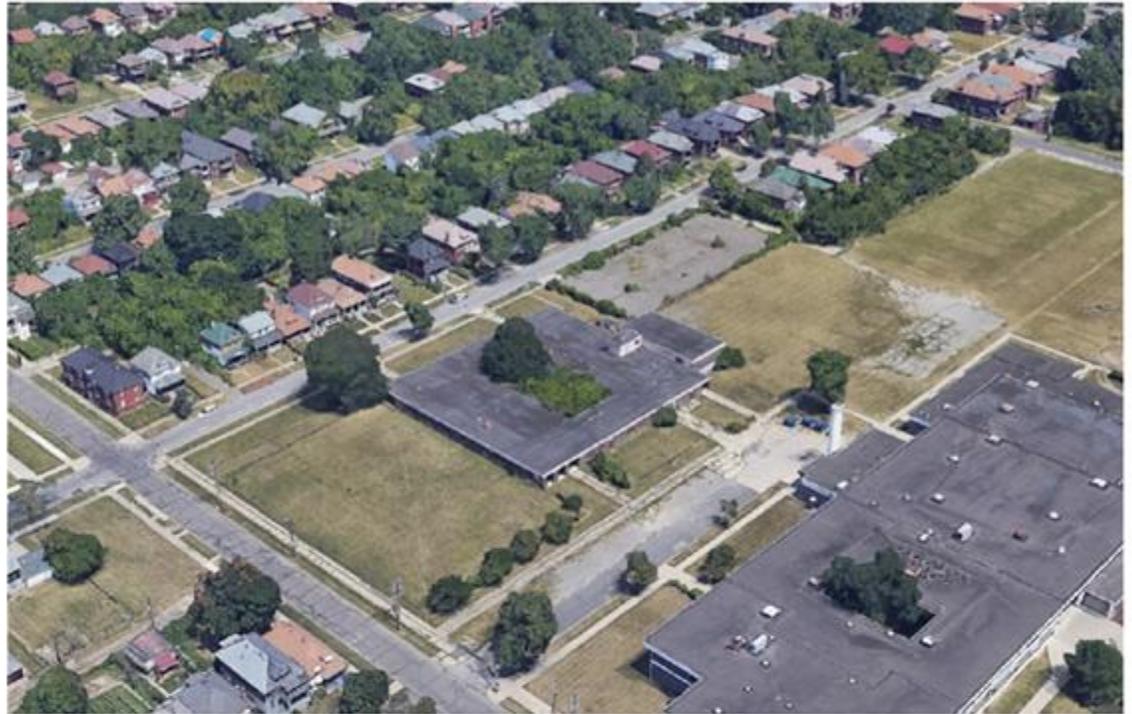


Learning & Healing Hub

Recommendations: Biddle Tactical Preservation



Address: 4601 Seebaldt
 District: 6
 SNF Area: n/a
 Owner: DPSCD
 Gross Floor Area: 30,180 sf
 Site Area: 12.6 ac
 Floors: 1
 Plan Type: O
 School Type: Primary
 Year Built: 1963, 1964
 Zoning: R2
 Base Rehab Cost (est): \$519K
 Total Rehab Cost (est): \$7.2M





West elevation with large playfield.



North elevation showing small playground. Gym is visible in background.



Looking at Sampson-Webber from Biddle. Gym is visible on the right.

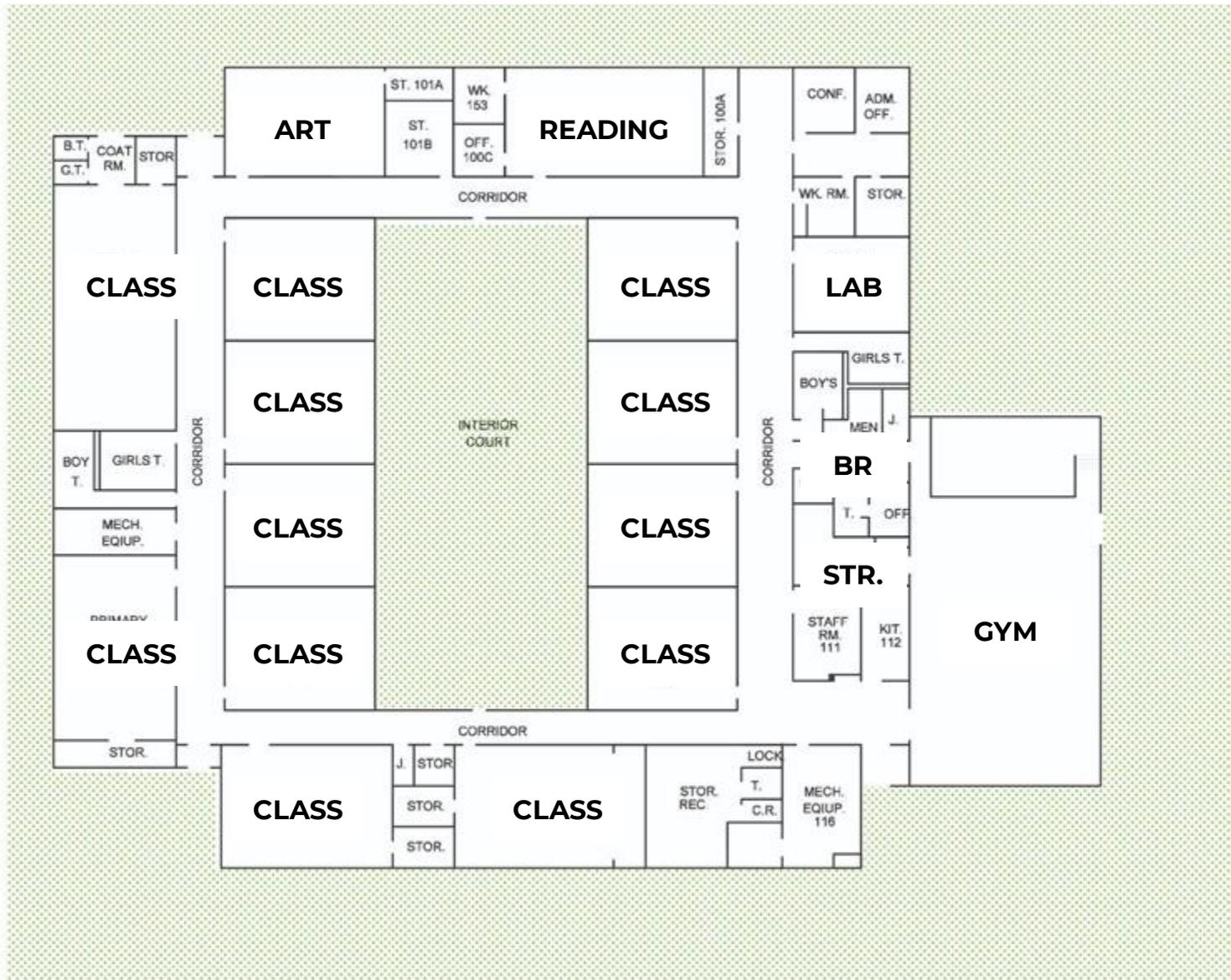


Interior of the gym / auditorium.



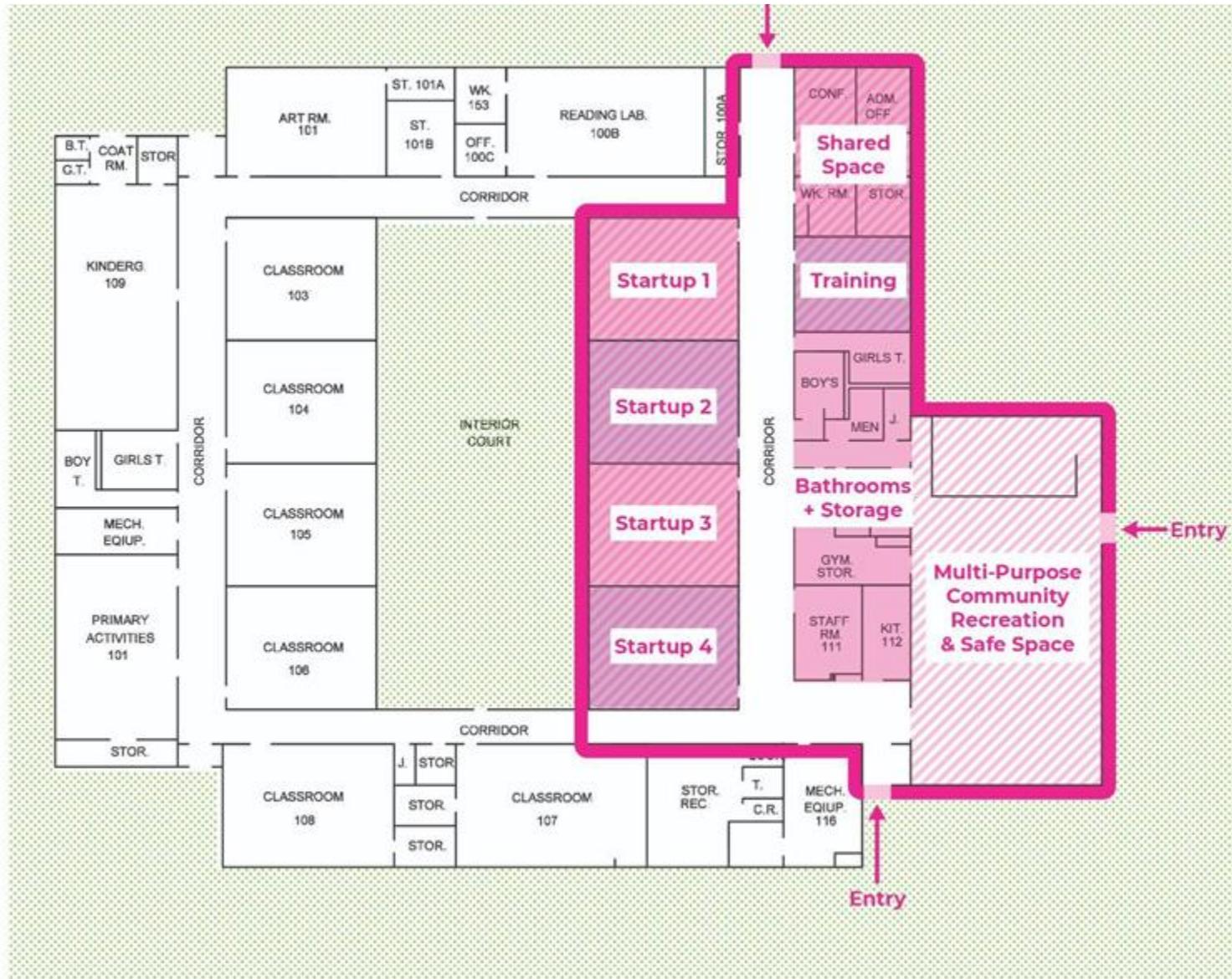
Learning & Healing Hub

Recommendations: Biddle Tactical Preservation



Learning & Healing Hub

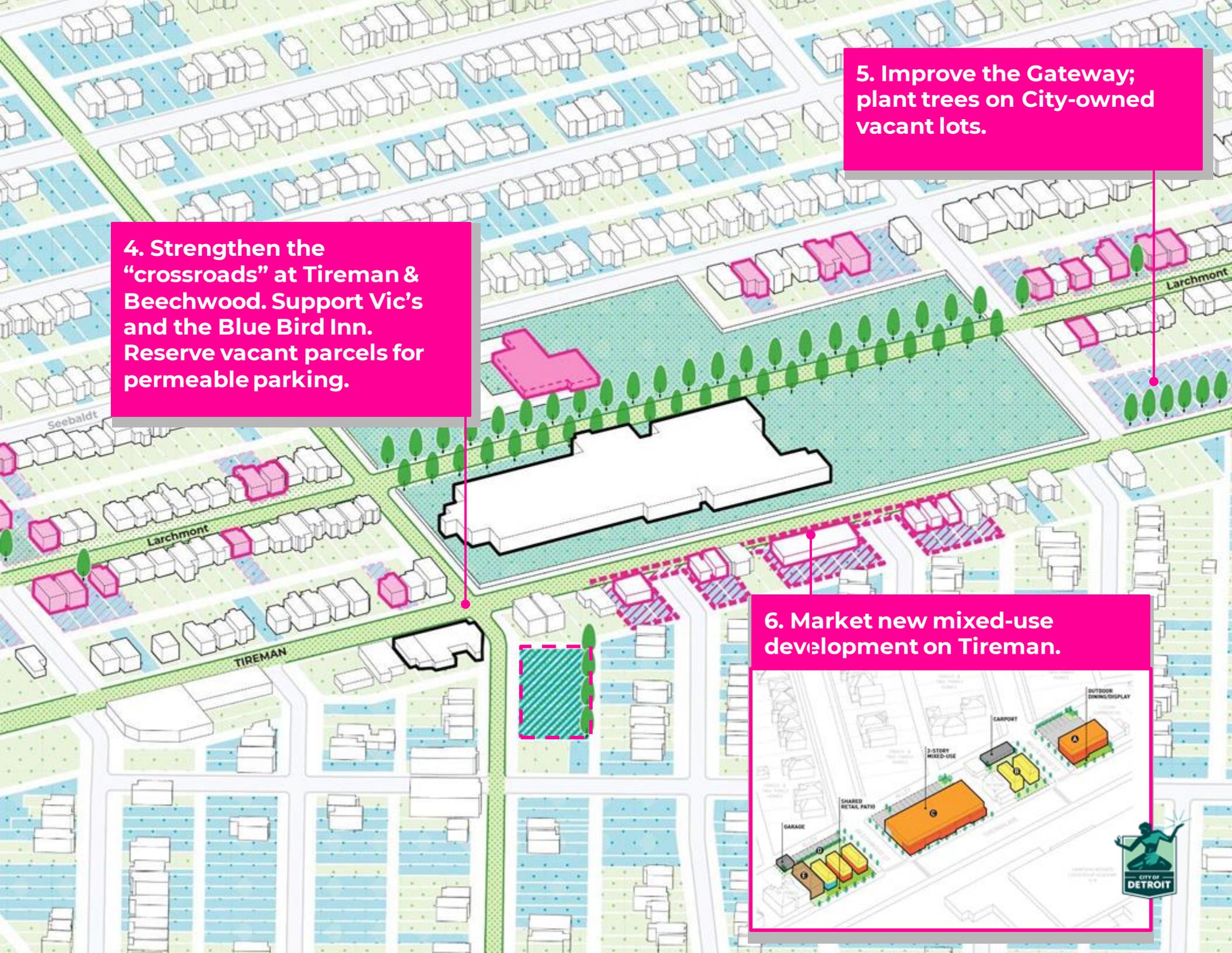
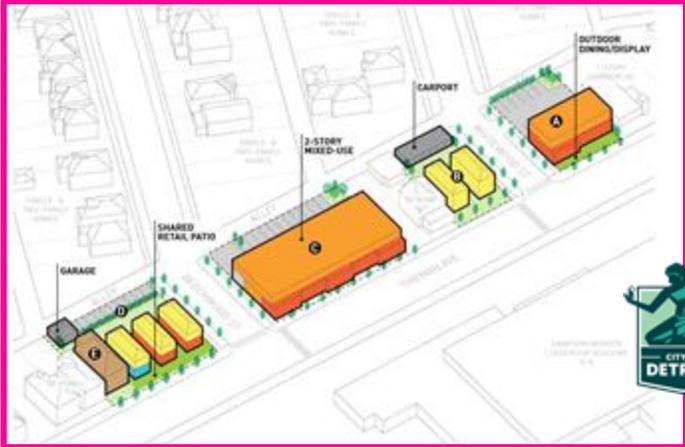
Recommendations: Biddle Tactical Preservation

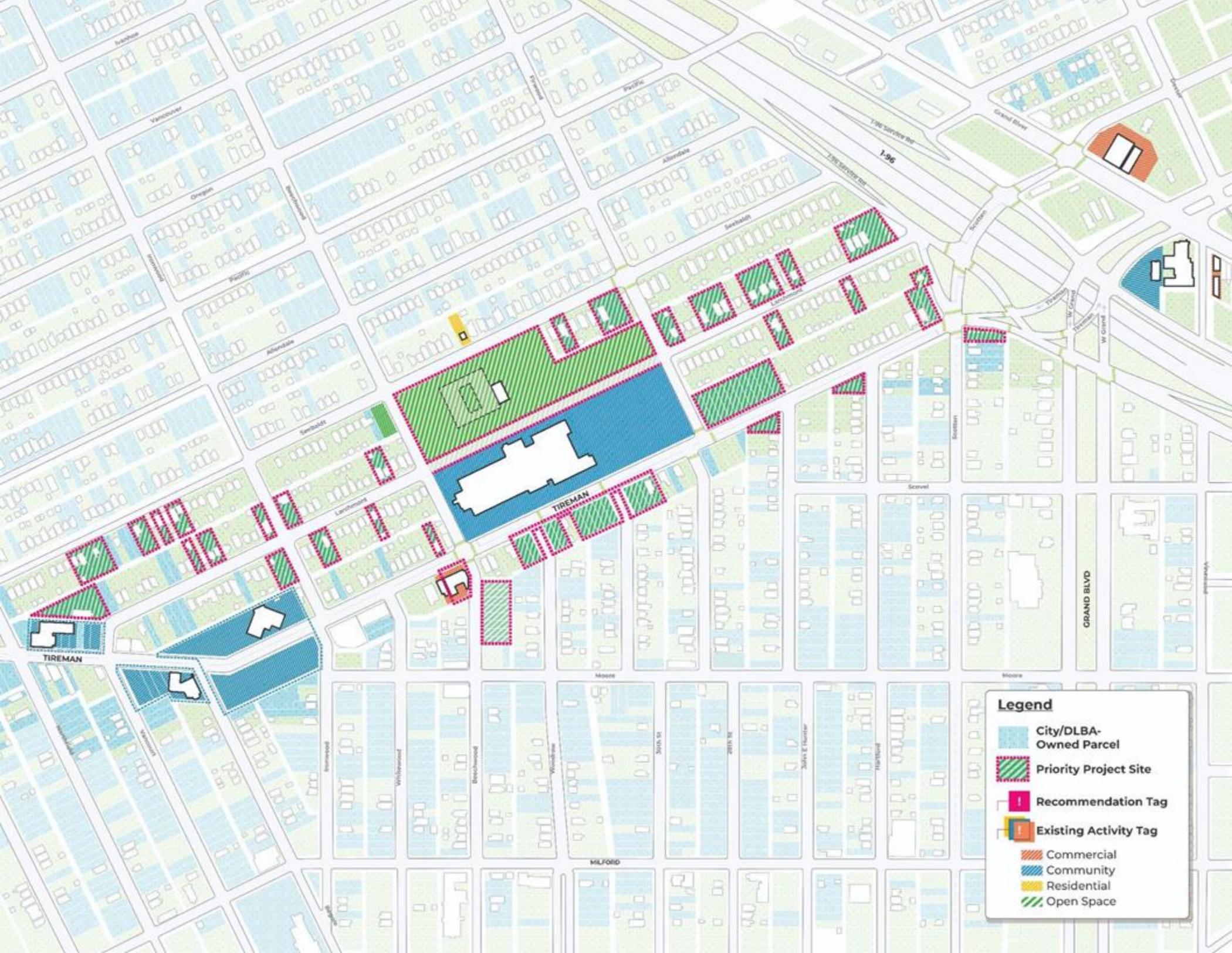


**5. Improve the Gateway;
plant trees on City-owned
vacant lots.**

**4. Strengthen the
“crossroads” at Tireman &
Beechwood. Support Vic’s
and the Blue Bird Inn.
Reserve vacant parcels for
permeable parking.**

**6. Market new mixed-use
development on Tireman.**





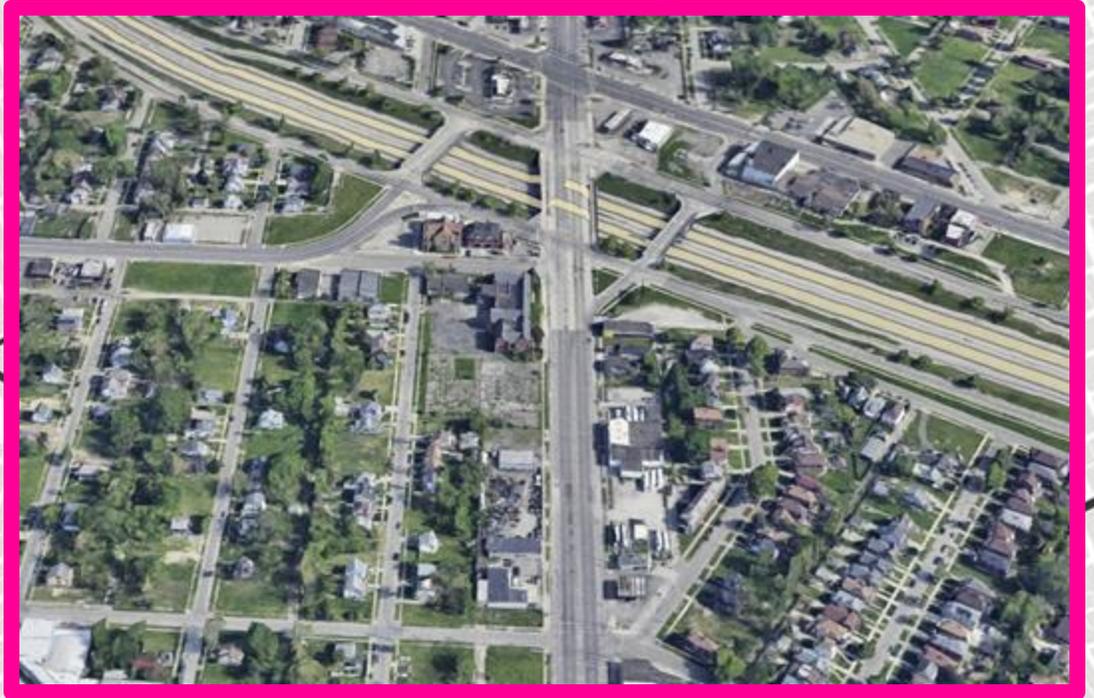
Legend

-  City/DLBA-Owned Parcel
-  Priority Project Site
-  Recommendation Tag
-  Existing Activity Tag
-  Commercial
-  Community
-  Residential
- Open Space

#3: FOOD (& DRINK) HUB
FORMER RUTHRUFF SITE
CHICAGO & LIVERNOIS



Food (& Drink) Hub



Food (& Drink) Hub

CHICAGO



WESTFIELD

LIVERNOIS

I-96



Food (& Drink) Hub Local Site Analysis



Ruthruff Site



Food (& Drink) Hub

Local Site Analysis

McDonald's

Wendy's

Subway

Firehouse

Ruthruff Site

Soul On Ice

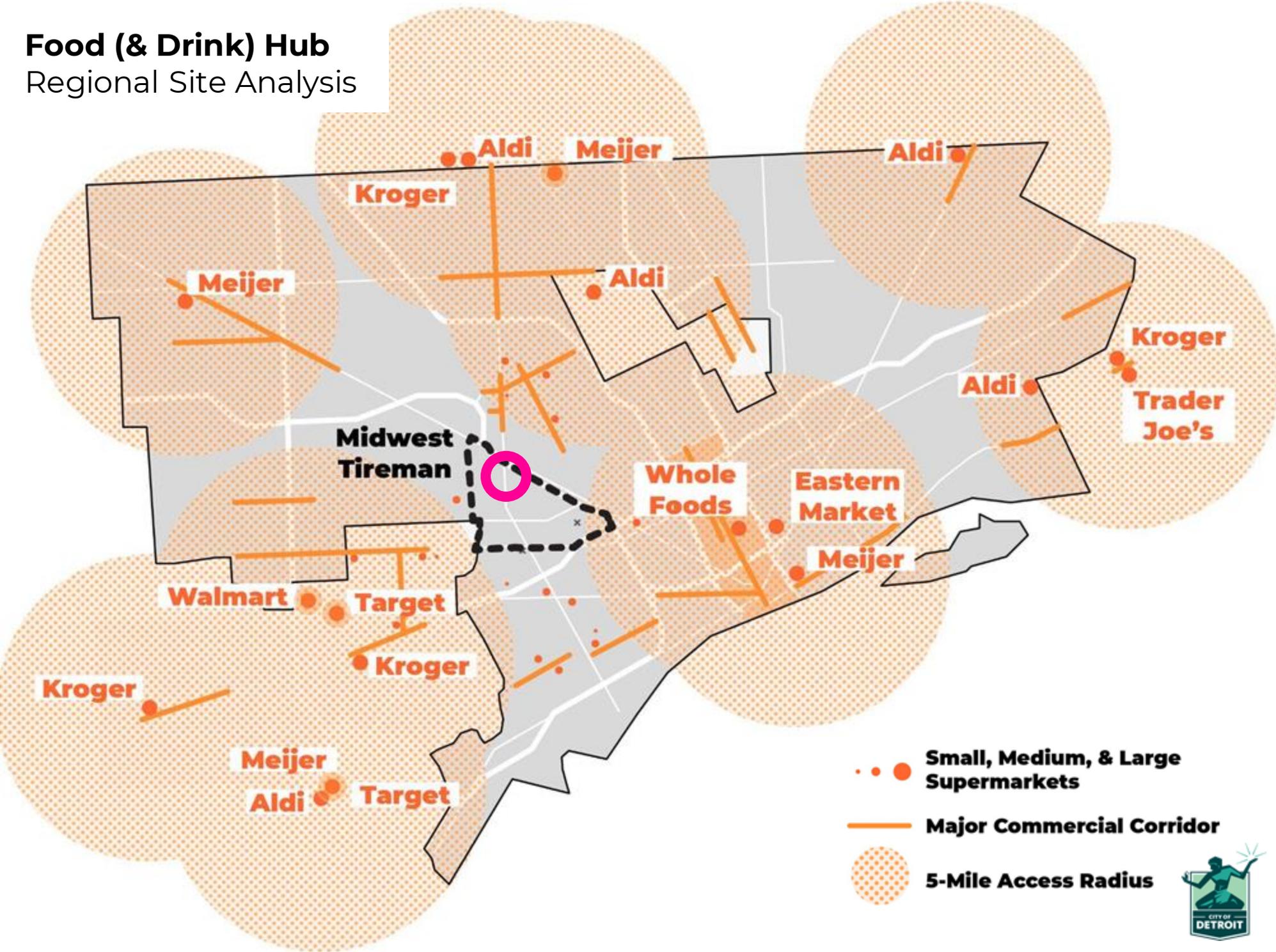
Several chain restaurants are located across the highway.

Site is highly accessible via I-96 and Livernois.

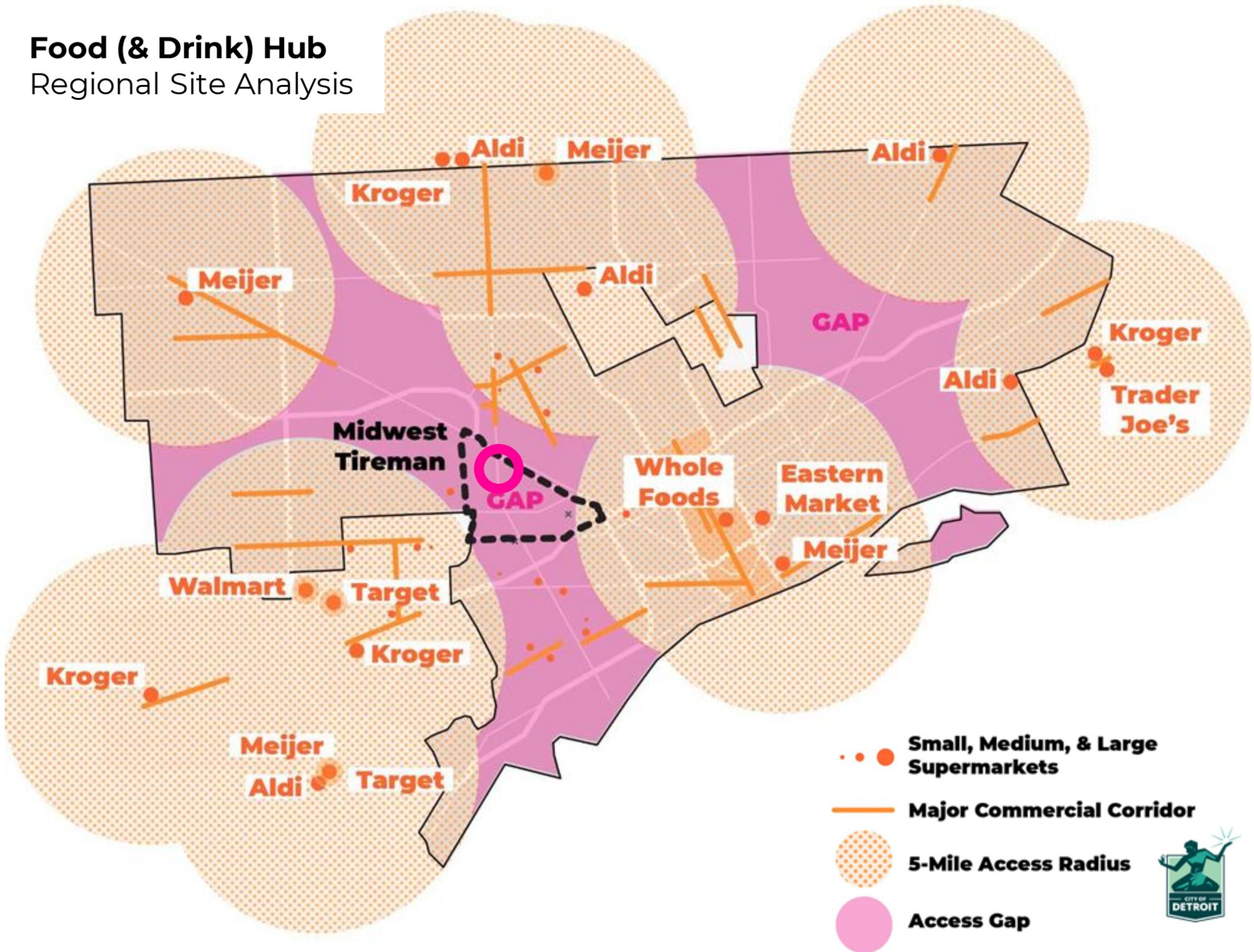
Soul On Ice is a relatively new business generating a lot of buzz.



Food (& Drink) Hub Regional Site Analysis



Food (& Drink) Hub Regional Site Analysis



Food (& Drink) Hub Recommendations

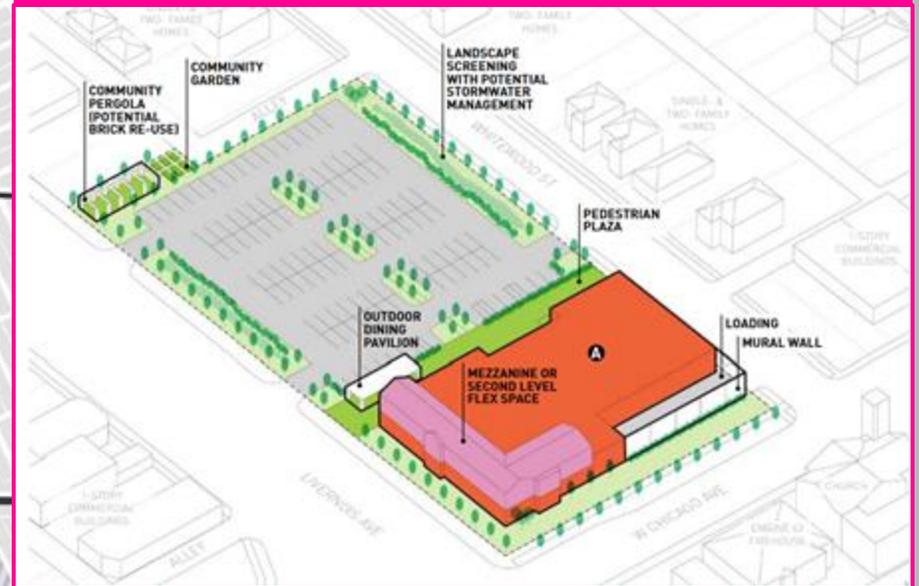


2. Build on Livernois as an Eating/Drinking Destination

- (Create critical mass)
- Attract another eating/drinking establishment between Soul on Ice and the Ruthruff Site

1. Market the Ruthruff site to a regional food retailer to address the lack of food access and to spur development.

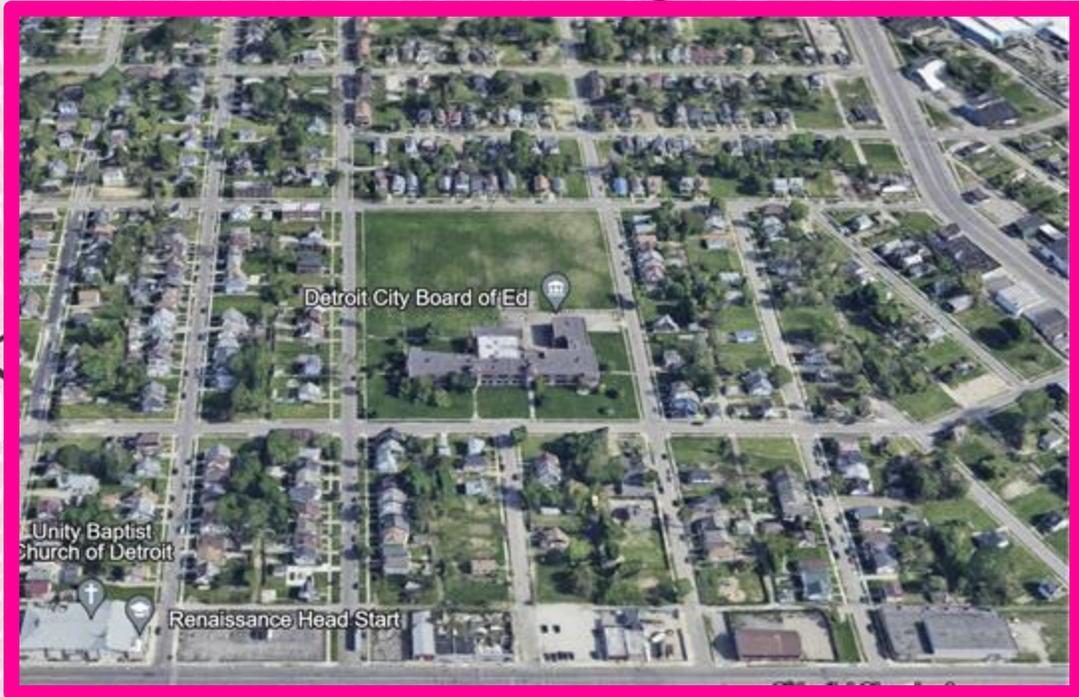
- Incentivize, support, and bundle community space and programming on site, such as outdoor dining areas, community gardening, and/or low- or no-cost food access space.
- Explore option for rooftop greenhouse or productive use.



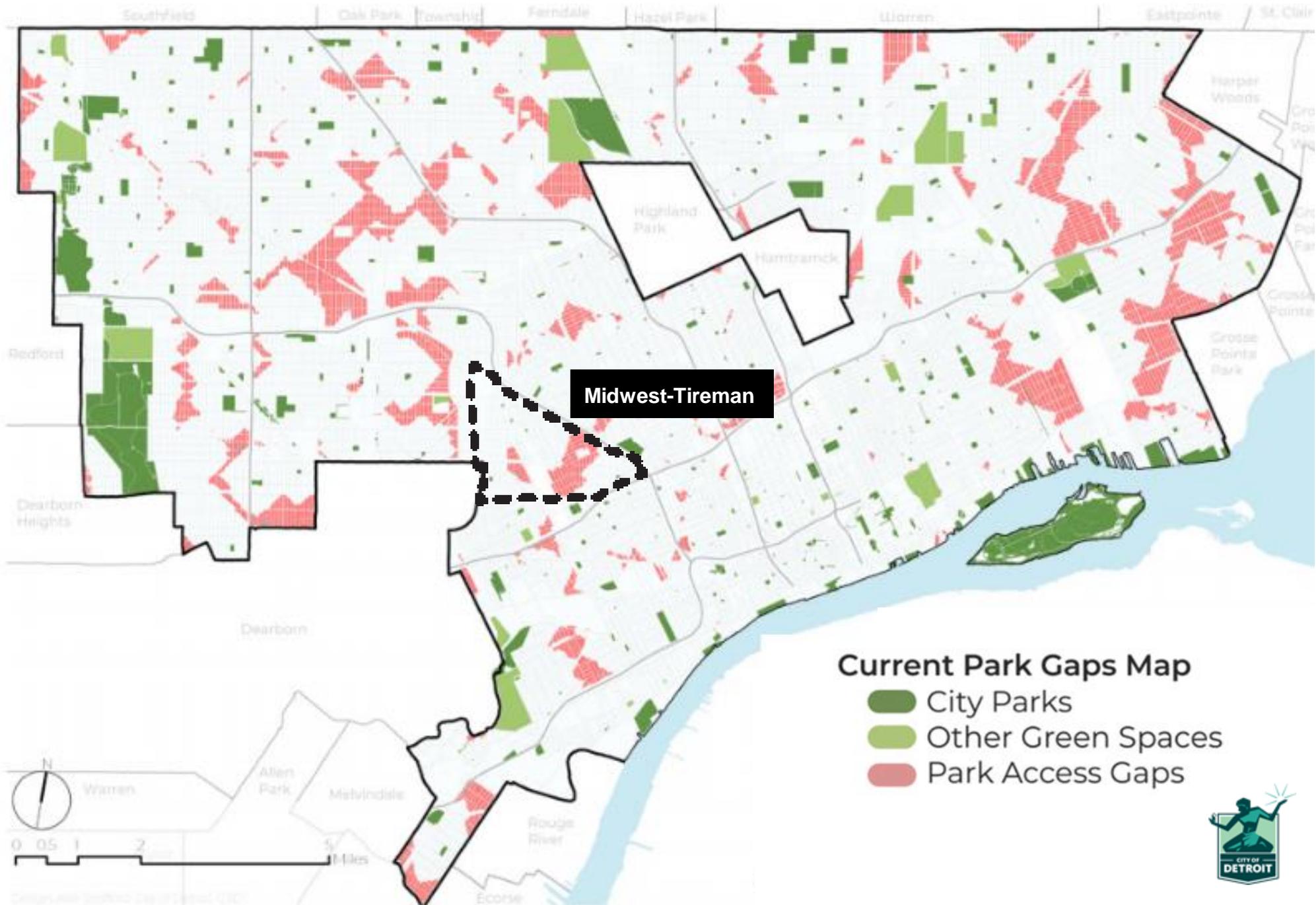
#4: RECREATION & RESTORATION HUB
FORMER SHERRILL SITE
GARDEN & PRAIRIE



Recreation & Restoration Hub



City-Wide Parks Gaps



Neighborhood Parks



Ruthruff Site

Nardin Park

Dinning Park

Wiley Playlot

Pattengill Park

Northwestern High

Sherrill Site

Sampson Webber

Bishop Park

McGraw Site (DPS)

Laker Park

Class Act

Ames Park

JLG Trailhead

Equity Alliance

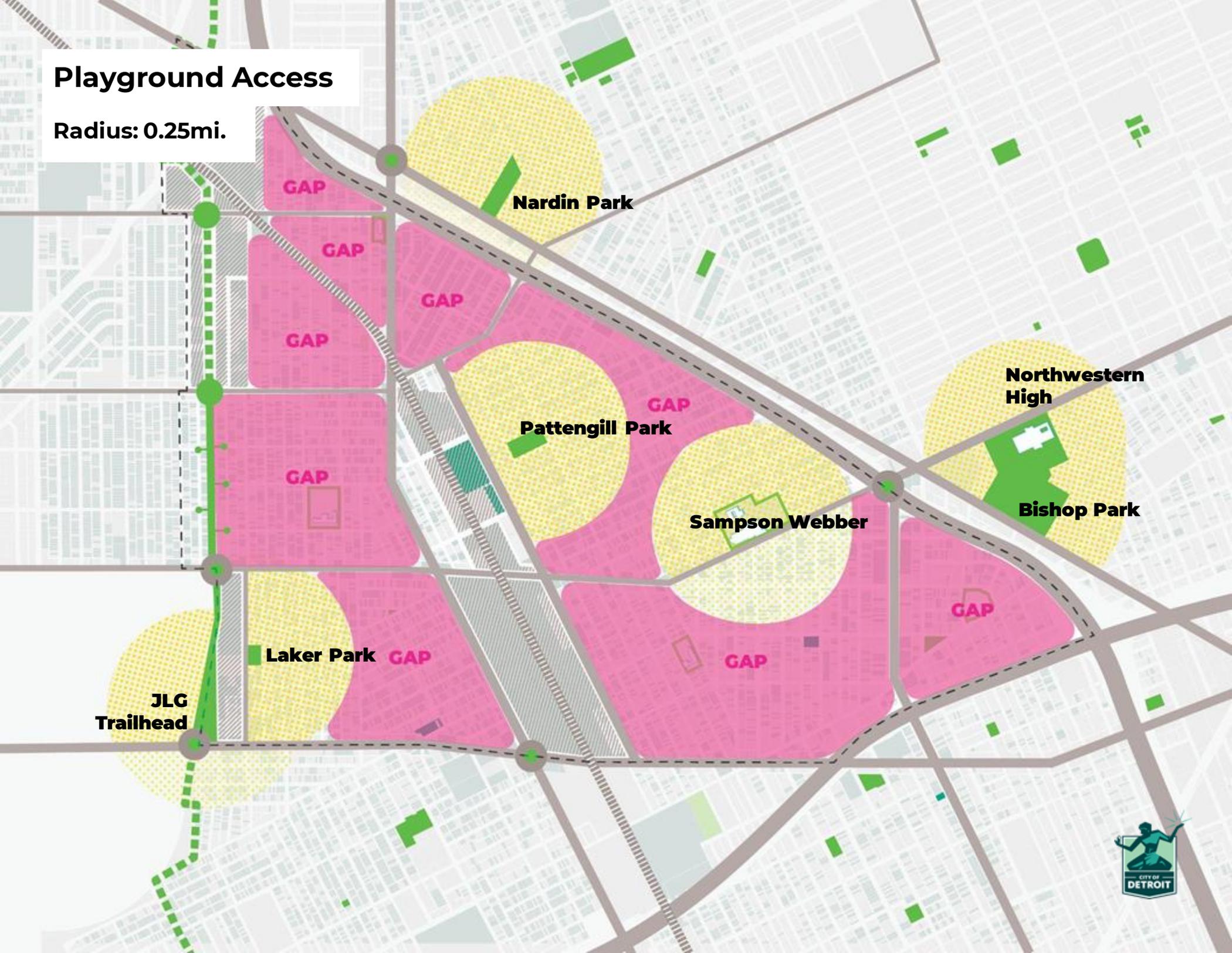
Sampson Site

Bieniek Park



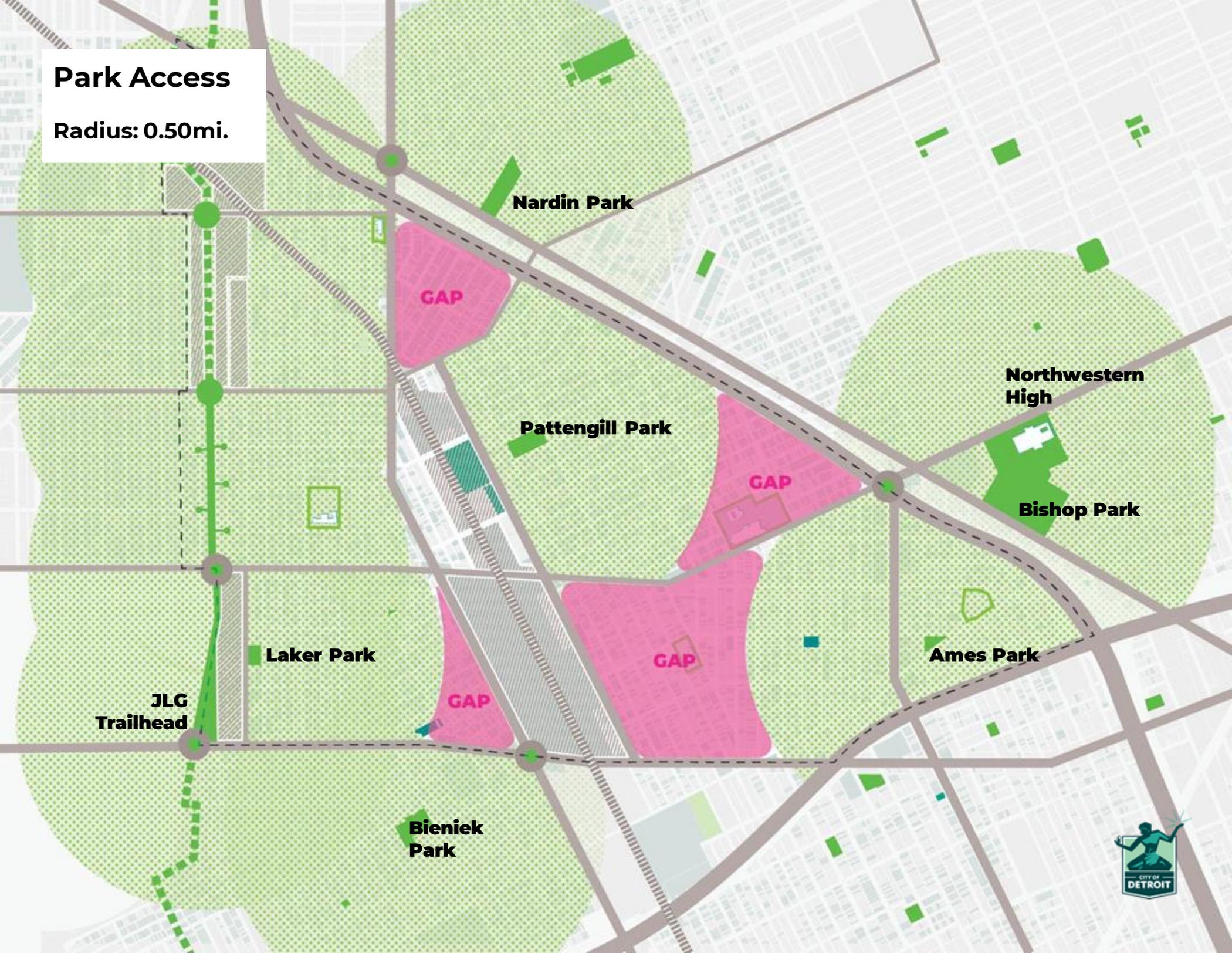
Playground Access

Radius: 0.25mi.



Park Access

Radius: 0.50mi.



Nardin Park

GAP

Pattengill Park

GAP

Northwestern High

Bishop Park

Laker Park

Ames Park

JLG Trailhead

GAP

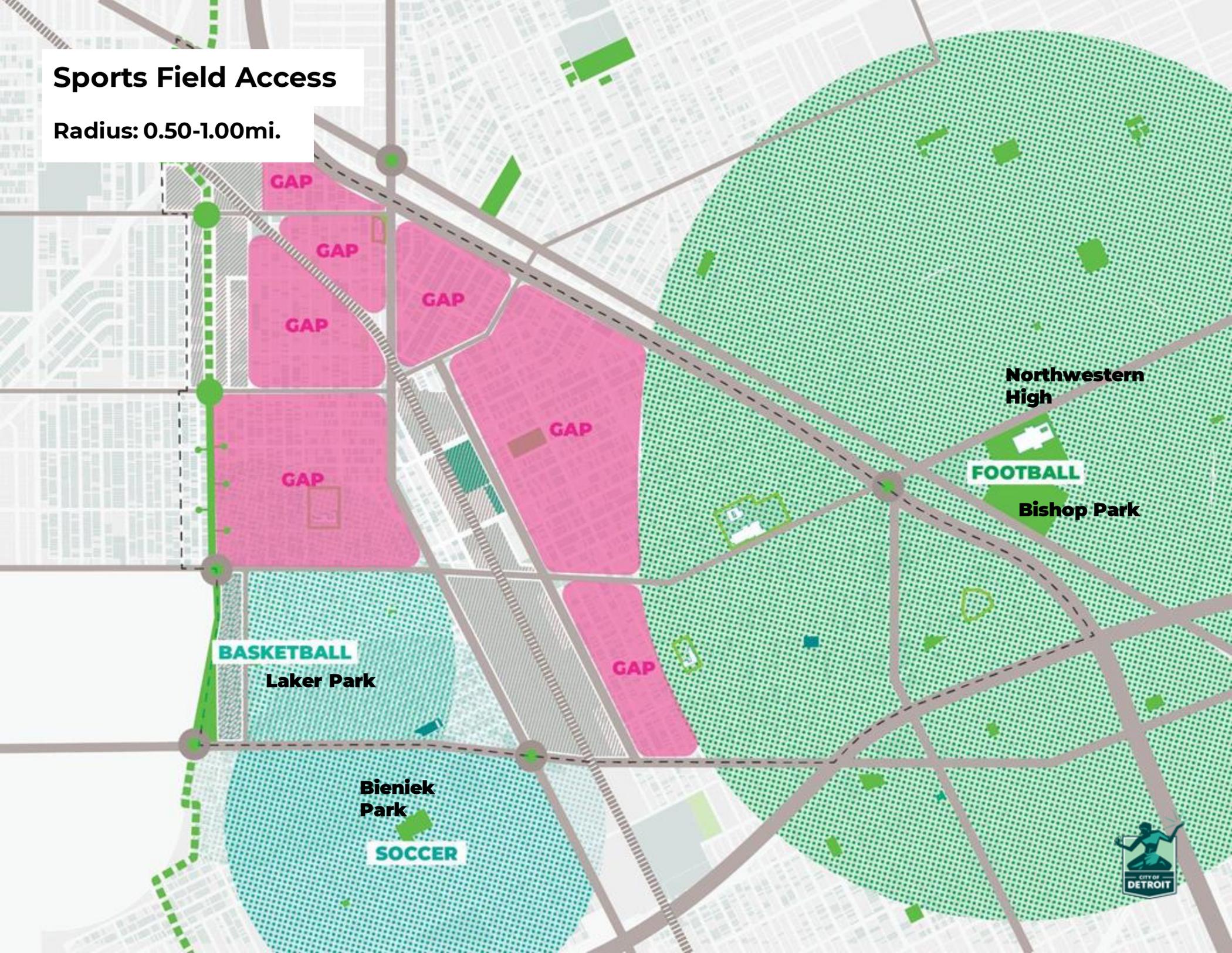
GAP

Bieniek Park



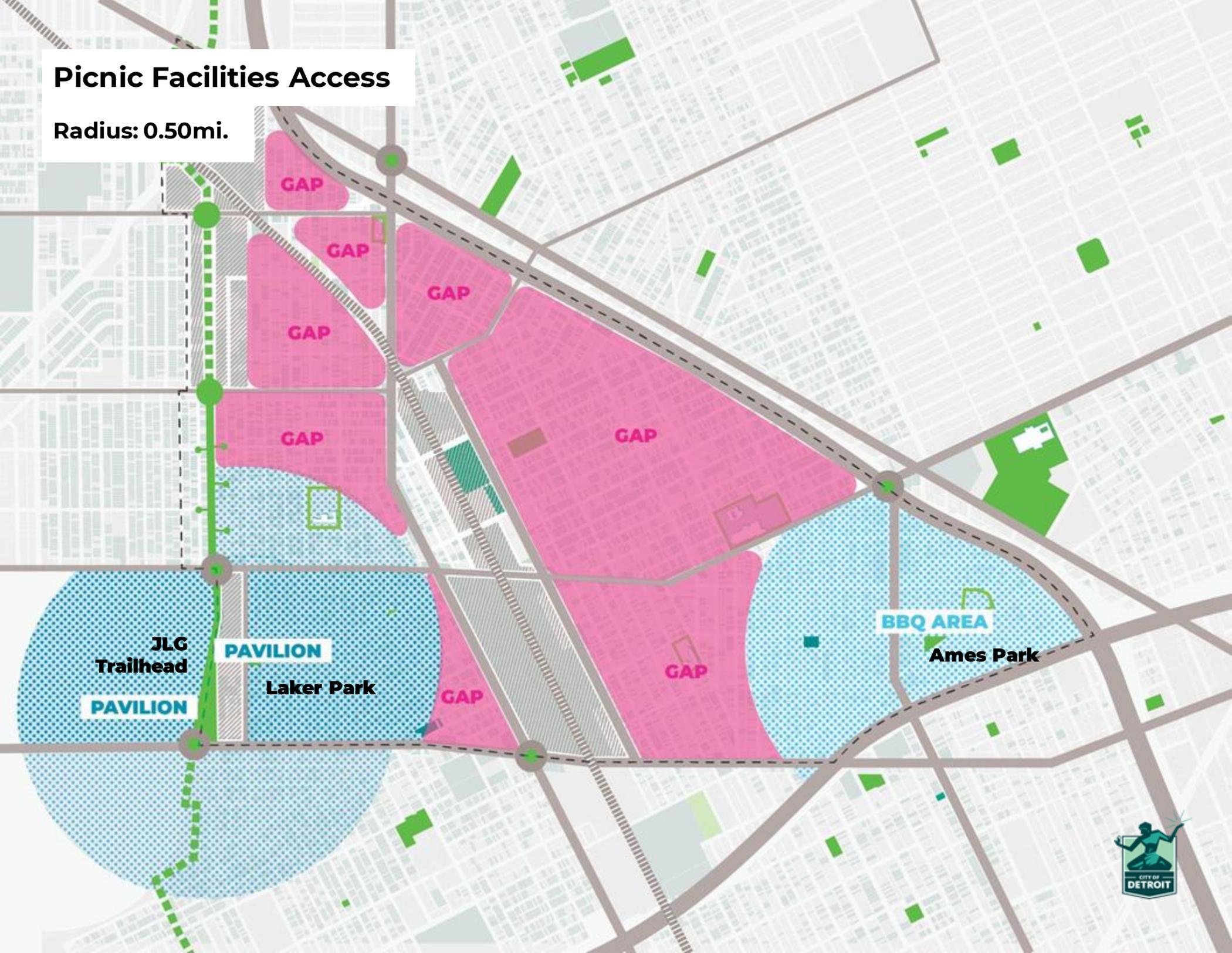
Sports Field Access

Radius: 0.50-1.00mi.



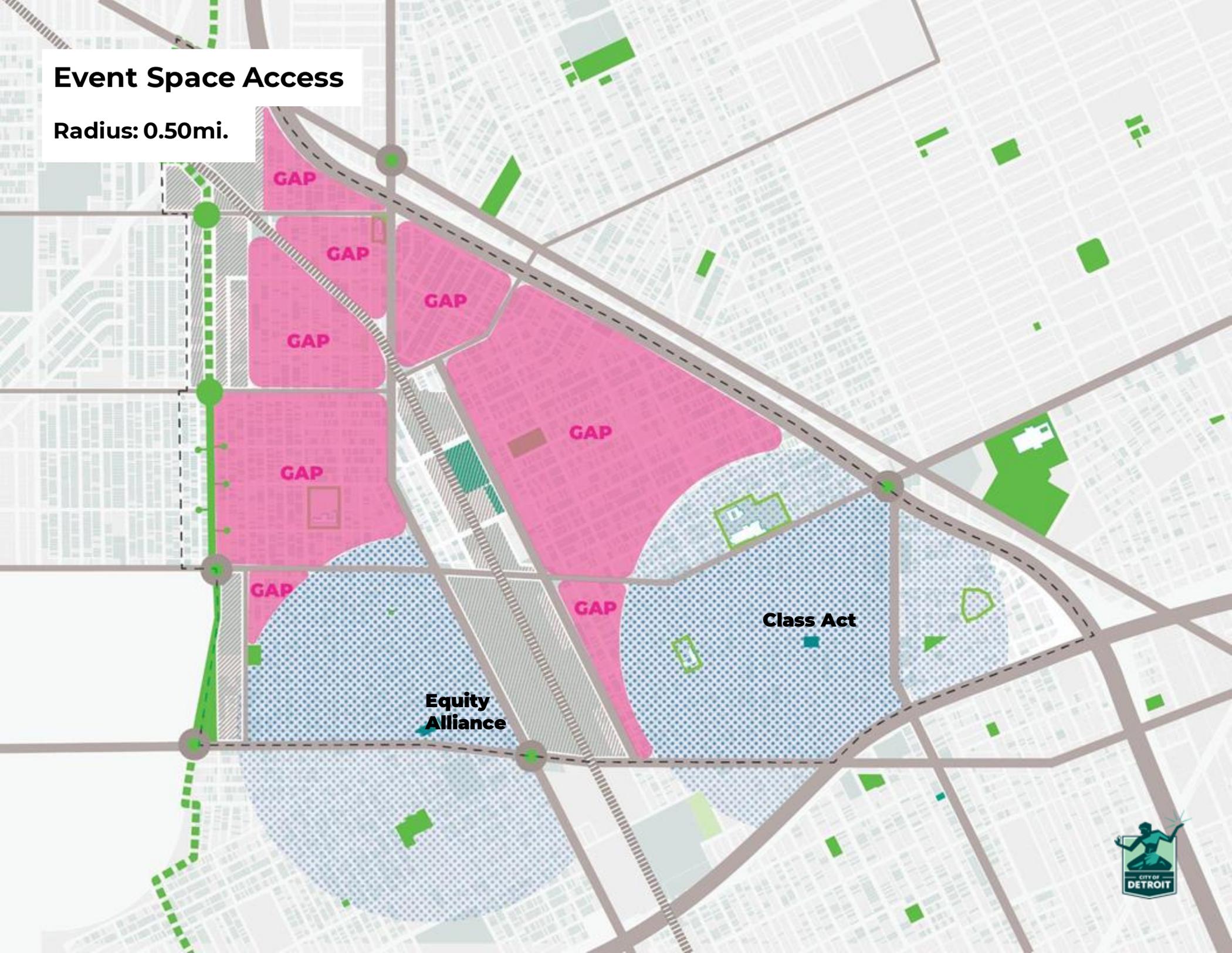
Picnic Facilities Access

Radius: 0.50mi.

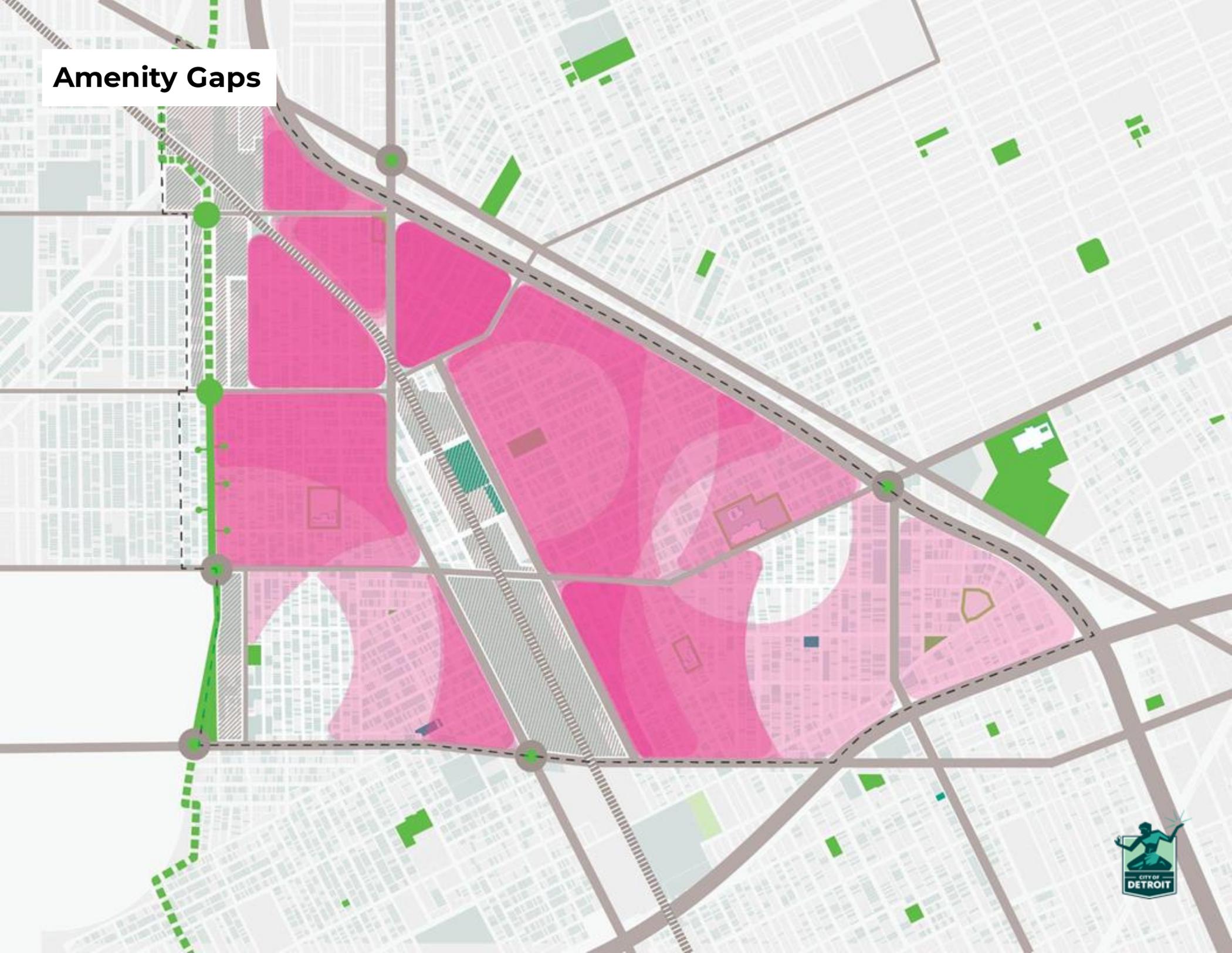


Event Space Access

Radius: 0.50mi.



Amenity Gaps



Amenity Gaps

1. Consider improvements to the existing open spaces, particularly in the northern portion of the neighborhood.
2. Prioritize safe streets to better connect people to existing and incoming resources.

Dinning Park

Wiley Playlot

Pattengill Park

Laker Park

Ames Park



Amenity Gaps

3. Bring new recreational amenities to Sherrill to bring the northernmost part of the neighborhood within a more accessible distance to:

- a. Playground
- b. Soccer Field
- c. Basketball Court(s)
- d. Walking/Jogging/Cycling Track



Recreation & Restoration Hub

MACKENZIE

ALASKA

GARDEN

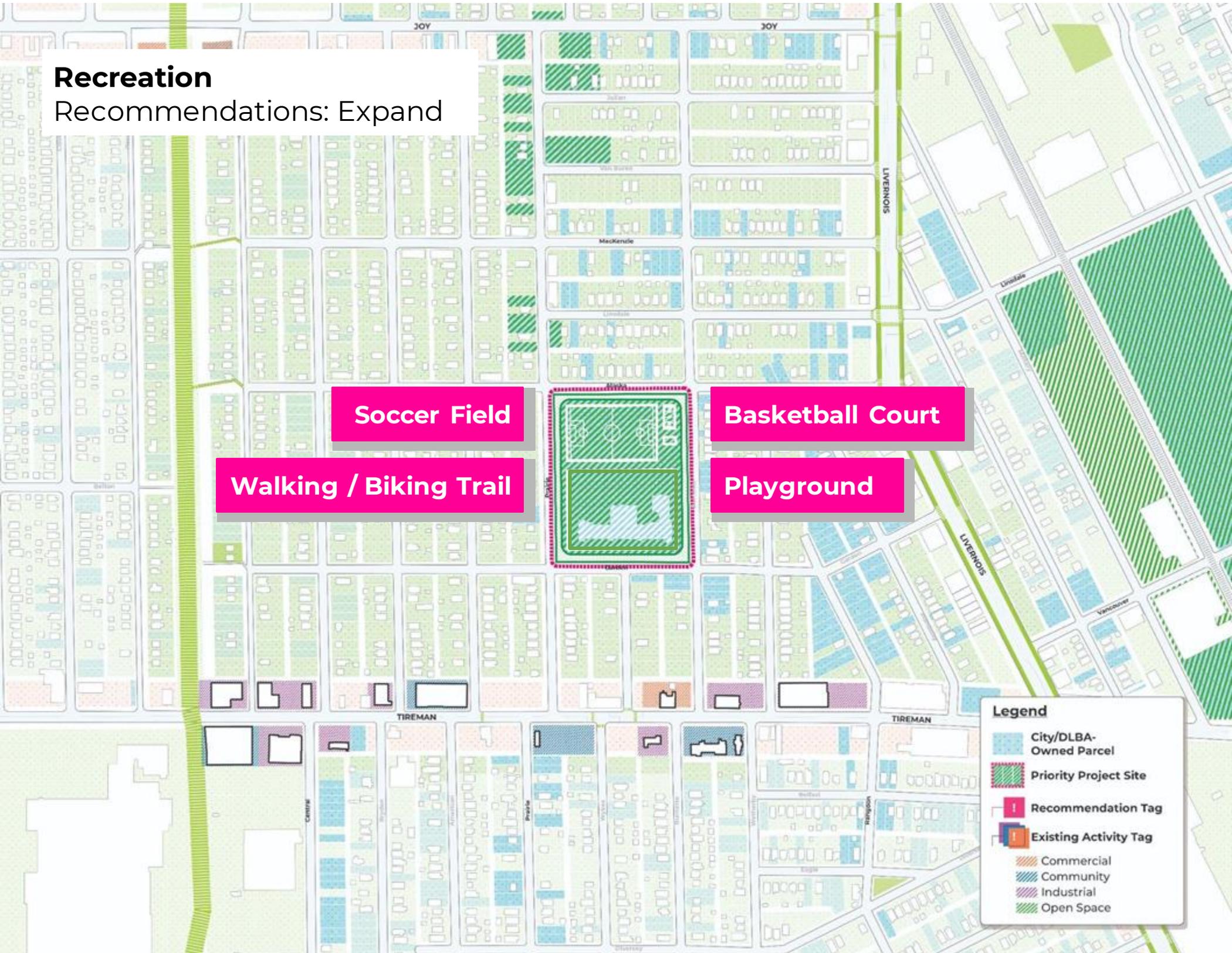
TIREMAN

LIVERNOIS



Recreation

Recommendations: Expand



Soccer Field

Basketball Court

Walking / Biking Trail

Playground

Legend

- City/DLBA-Owned Parcel
- Priority Project Site
- Recommendation Tag
- Existing Activity Tag
- Commercial
- Community
- Industrial
- Open Space

Recreation

Recommendations: Expand

Alaska

Soccer Field
210' x 330'

Basketball Court
50' x 94'

Walking / Biking Trail
2500'

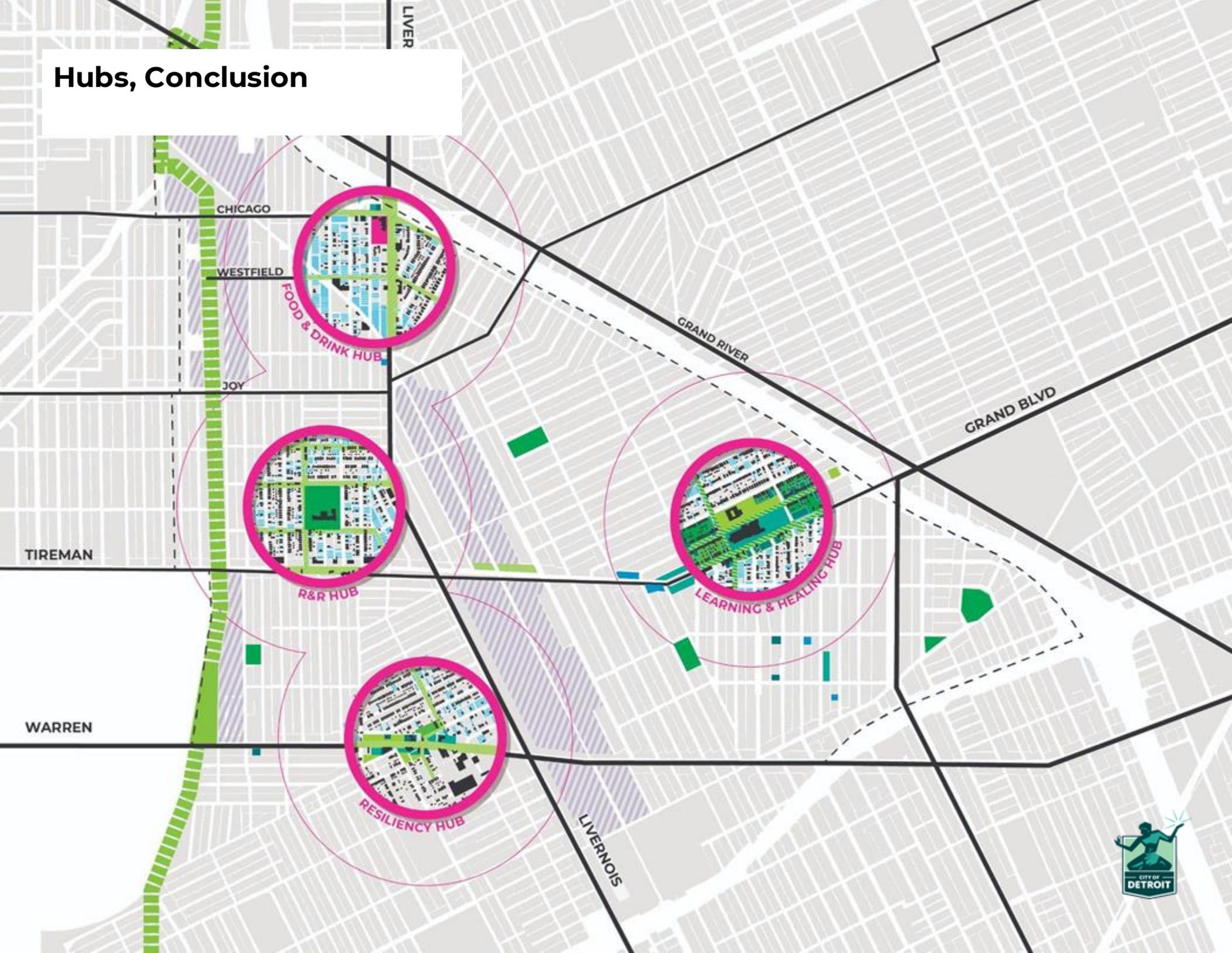
Playground
50' x 30'

?

Garden



Hubs, Conclusion



NODES



LIVER

Nodes

CHICAGO

WESTFIELD

JOY

GRAND RIVER

GRAND BLVD

TIREMAN

WARREN

LIVERNOIS

Industrial
Development



LIVER

Nodes

New Multifamily Housing

CHICAGO

WESTFIELD

JOY

GRAND RIVER

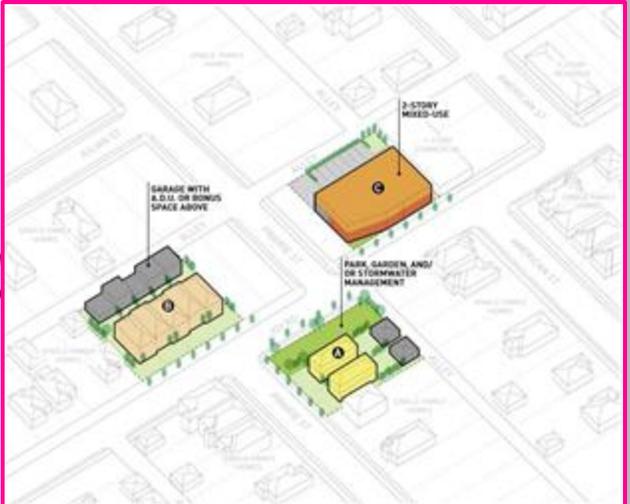
Industrial
 redevelopment

LIVERNIS

Develop New Multifamily Housing by Pattengill!



Develop New Multifamily Housing on Joy!



Develop New Multifamily Housing on Beechwood!



LIVER

Nodes

Tireman-Epworth Redevelopment

CHICAGO

WESTFIELD

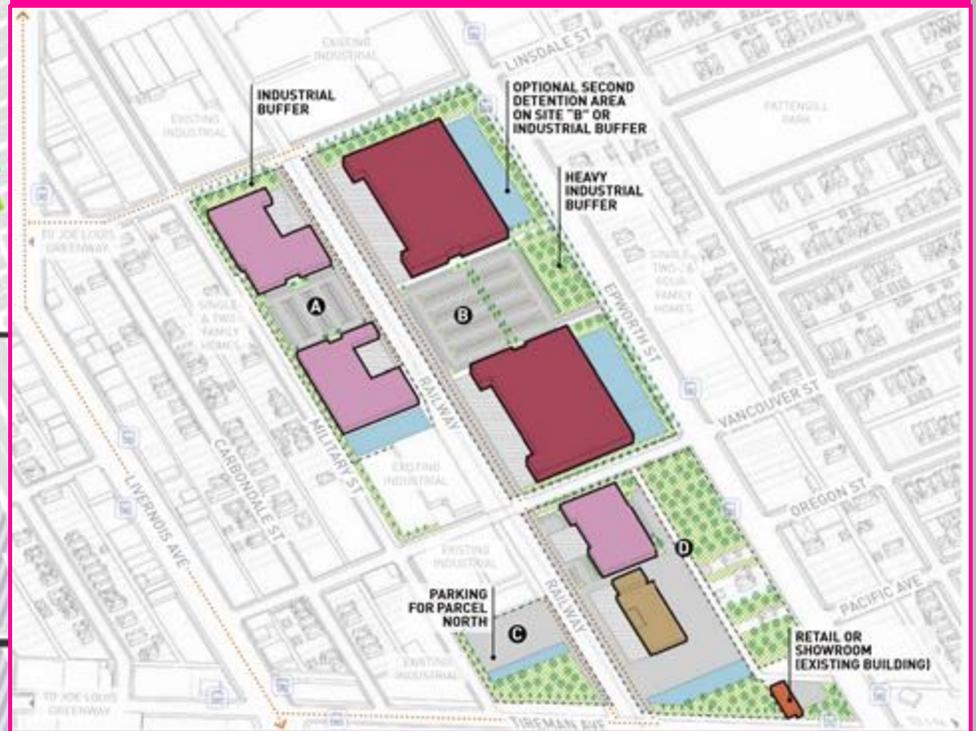
JOY

TIREMAN

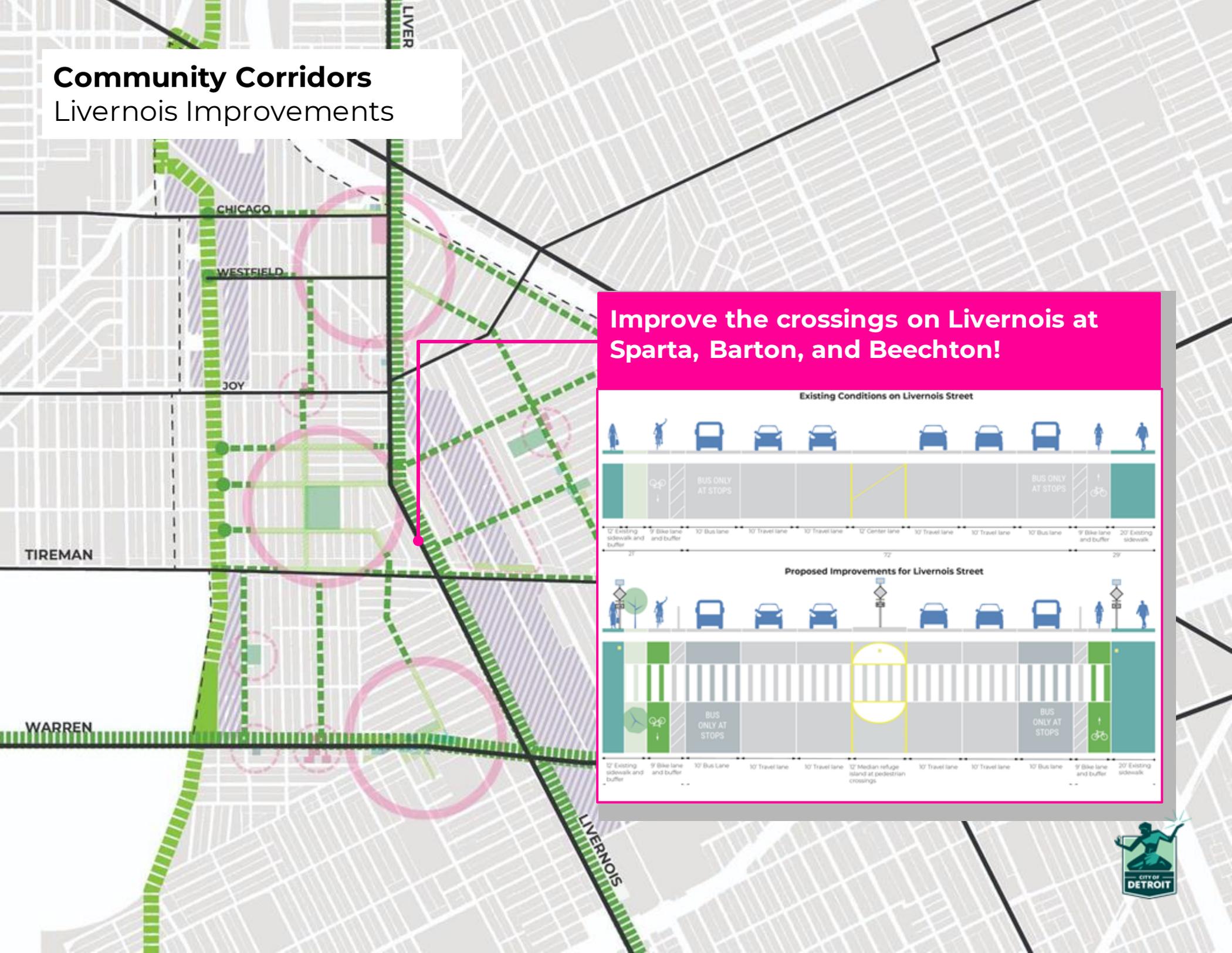
WARREN

LIVERNOIS

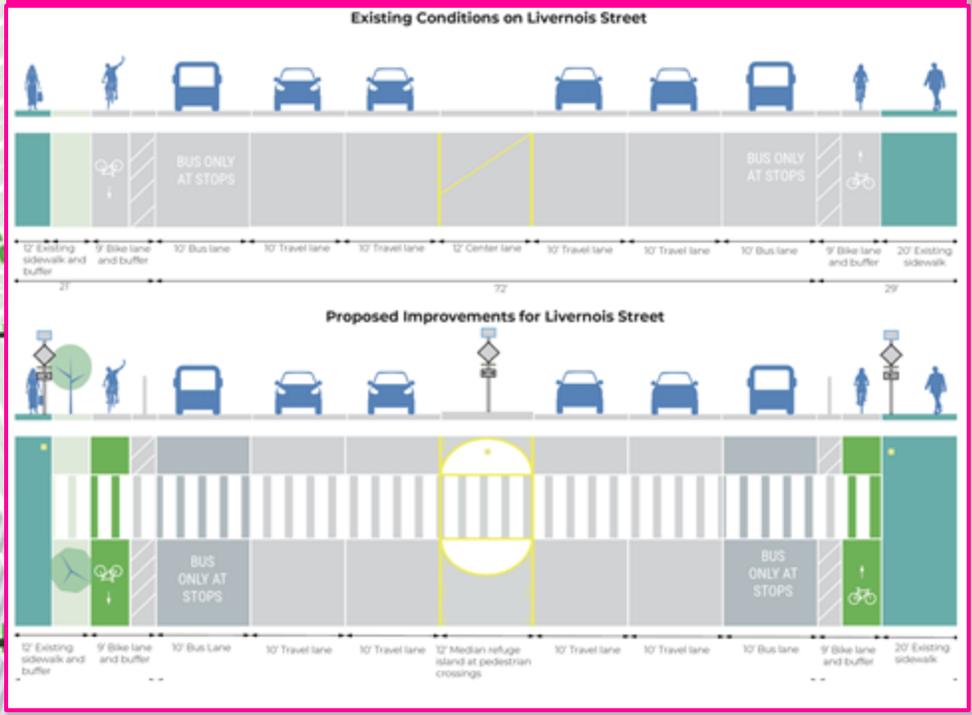
**Redevelop the Tireman-Epworth Site,
with Bluegreen Buffers!**



Community Corridors Livernois Improvements



Improve the crossings on Livernois at Sparta, Barton, and Bechton!



NEIGHBORHOOD-WIDE RECOMMENDATIONS



Neighborhood-Wide Recommendations: Connect Residents to Information

- Neighborhood How-To Guides
 - Housing Repair
 - How to Start a Business
- Neighborhood Business Directory (Including Contractors)



Neighborhood-Wide Recommendations: Revamped Marketing Strategy

- Gateway Improvements (Including Signage, Lighting, and Landscaping)
- Neighborhood Identity



Framework Summary

BUILD on existing resources with a network of **HUBS** and **NODES** that are interconnected by **COMMUNITY CORRIDORS** and **SAFE STREETS!**

IMPROVE the gateways to welcome more people into the neighborhood!



CLOSING REMARKS, NEXT STEPS, & DISCUSSION



THE BLUE BIRD INN

5021

THANK YOU!!!

SOUND ADVANCY

The Blue Bird Inn is a community of today's and tomorrow's health, drug, and social gathering space and...
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